



 NEWTON

64 Farmway, Leicester - LE3 2XA

Guide Price £290,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUDESMAN

64 Farmway

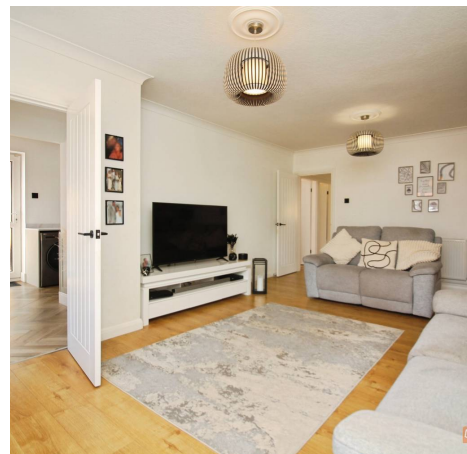
Leicester

A much improved three-bedroom home, offering well-proportioned accommodation, a landscaped rear garden and excellent connectivity via major road links. The accommodation comprises an entrance porch and hallway, a contemporary breakfast kitchen with side access, and a comfortable reception room centred around a feature gas fireplace. Three well-proportioned bedrooms are served by a stylish shower room, with the principal bedroom benefiting from fitted wardrobes. Outside, the landscaped garden provides a private and attractive space for relaxing and entertaining. There is also potential to convert the loft, subject to the necessary consents, offering an exciting opportunity to further enhance the home. An appealing property combining comfortable living, attractive outdoor space and excellent accessibility.

Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Semi detached bungalow
- Modern fitted breakfast kitchen
- Popular residential location
- Potential to convert the loft subject to necessary consent
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into the entrance porch, with a door leading through to the entrance hallway, featuring contemporary wall panelling and useful built-in storage. Open access leads into the breakfast kitchen, which is fitted with a modern range of wall and base units, complemented by work surfaces and matching splashbacks. Features include an inset 1.5-bowl sink and drainer, built-in Beko oven, Beko hob with extractor hood above, integrated fridge freezer and space for a washing machine. The kitchen further benefits from dual-aspect glazing and a side access door. The reception room is presented with attractive wood-effect flooring and centres around a feature gas fireplace, creating a warm and inviting living space. An inner lobby provides access to three well-proportioned bedrooms, with the master bedroom enjoying the benefit of built-in wardrobes. Completing the internal accommodation is a contemporary shower room, fitted with a shower, wash basin and WC.

Outside

Situated in a popular residential location, the plot offers a driveway to the front providing off road parking with gates leading to a single garage measuring 5.62m x 2.49m with light and power. The rear garden has been landscaped and enjoys patio areas perfect for outdoor sitting and entertaining. With an area of lawn and fencing to boundaries.

Location

Braunstone Town is a well-established and popular suburb of Leicester, offering an excellent balance of residential living, local amenities and accessibility. The area is well suited to families and commuters, with a range of shops, supermarkets, schools and leisure facilities close by. Braunstone Park provides generous green space for recreation, while Fosse Park Shopping Centre is just a short drive away, offering a wide selection of shops and dining options. Excellent transport links include easy access to the M1 and M69 motorways, alongside regular bus services into Leicester city centre, making the area an ideal base for both work and leisure.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band G. Please be advised that when a property is sold, local



Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

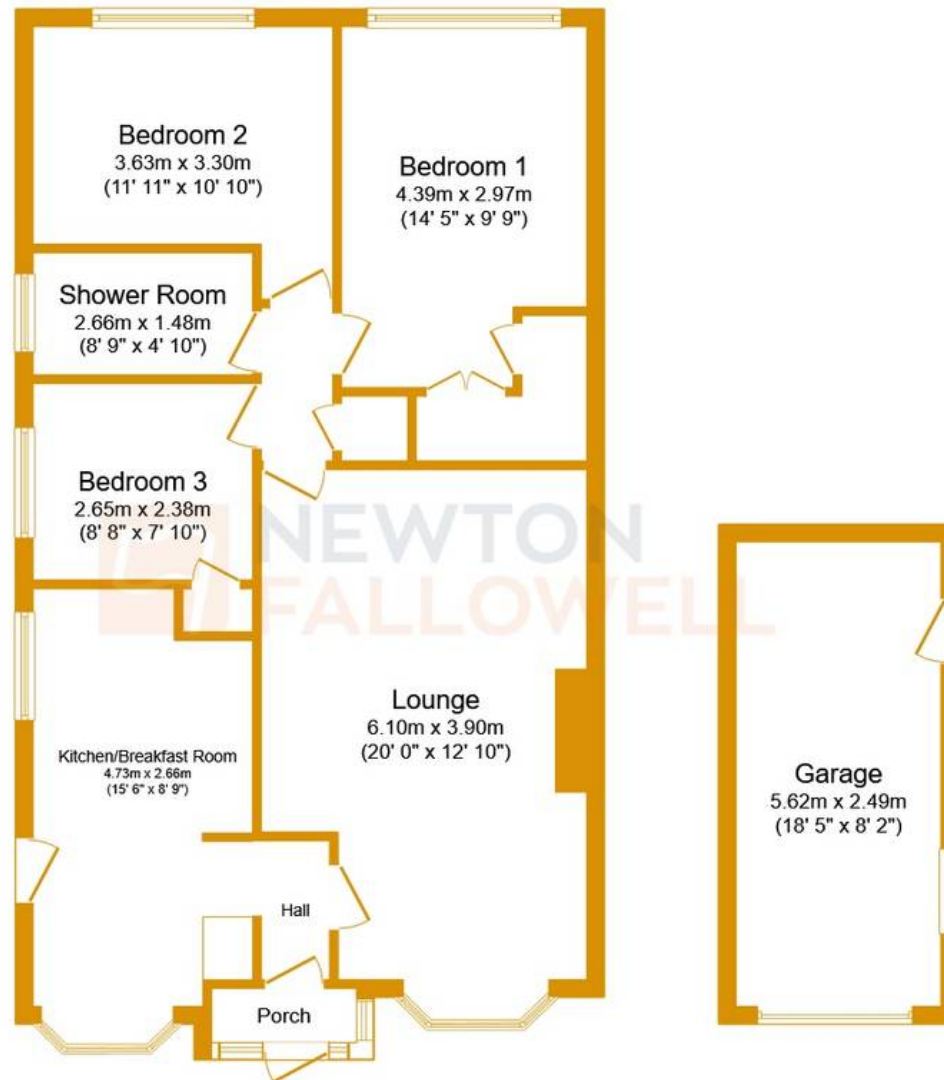
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Thinking of Selling?

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor

Garage

Total floor area: 94.6 sq.m. (1,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io