



NEWTON

89 Darien Way, Braunstone - LE3 3SZ

Guide Price £210,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

89 Darien Way

Braunstone, Leicester

Boasting off road parking to the front for two cars, this much improved two bedroom mid terrace property would make a wonderful first time purchase or investment and must be viewed in person to be fully appreciated. Conveniently situated for access to the M1/M69, Leicester City Centre and Fosse Park and Meridian Leisure, the layout includes an entrance hall, downstairs WC, modern fitted kitchen and lounge diner, with the first floor offering two bedrooms and an upgraded bathroom. Outside to the rear is a mainly laid to lawn rear garden. Available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

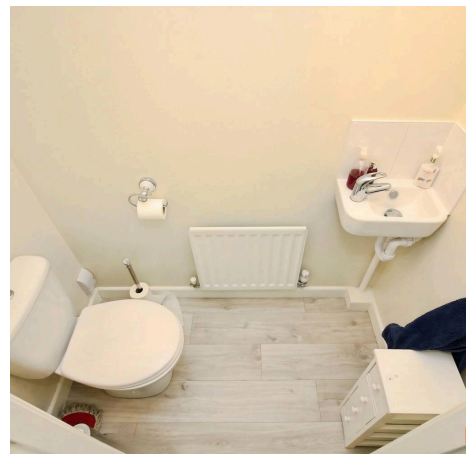
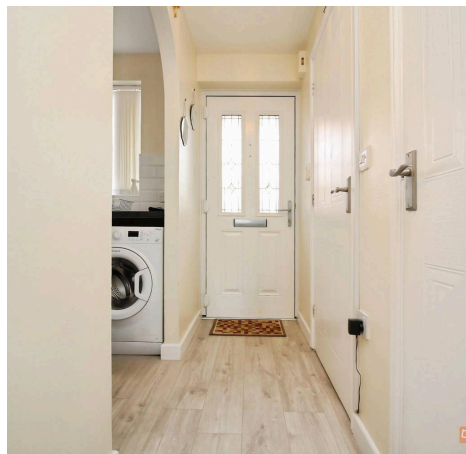
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two double bedrooms
- Terrace house
- Modern fitted kitchen and shower room
- Off road parking to the front
- Perfect first purchase or buy to let investment
- Popular residential location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

An upgraded front entrance door opens into the entrance hallway offering a useful storage cupboard, access to a convenient guest WC and open access through to the kitchen fitted with a modern range of wall mounted and base units with complementary tiled splashbacks and work surfaces over. Features include an integrated oven with induction hob over and extractor hood above, inset sink and drainer with mixer tap, plumbing for washing machine and space for fridge freezer. Having a window overlooking the front elevation, wall mounted boiler and tiled flooring. The reception room offers ample space for both formal dining and comfortable sitting. With carpet flooring, French doors to the garden and a staircase rising to the first floor.

Moving upstairs

Ascend to the first floor, the landing provides access to two double bedrooms. Completing the upstairs layout is the modern fitted shower room comprising a walk in shower, wash hand basin and WC, with complementary splashback.

Outside

The plot offers parking to the front for two cars. There is also a useful store adjacent to the front door. To the rear is a mainly laid to lawn garden having fencing to boundaries and a patio area adjacent to the accommodation, perfect for outdoor entertaining.

Location

The sought-after suburb of Thorpe Astley is located to the west of Leicester city centre and is highly regarded for its excellent connectivity and convenience. The area offers easy access to the city centre and its wide range of amenities, along with nearby Junction 21 of the M1/M69 motorway network, providing excellent transport links north, south and west, as well as to East Midlands Airport, Birmingham Airport and Coventry. Residents also benefit from close proximity to Charnwood Forest, renowned for its scenic countryside walks and golf courses. Thorpe Astley is ideally situated just minutes from the popular Fosse Park and Meridian Leisure Park.



Tenure & Council Tax

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

Viewing Arrangements

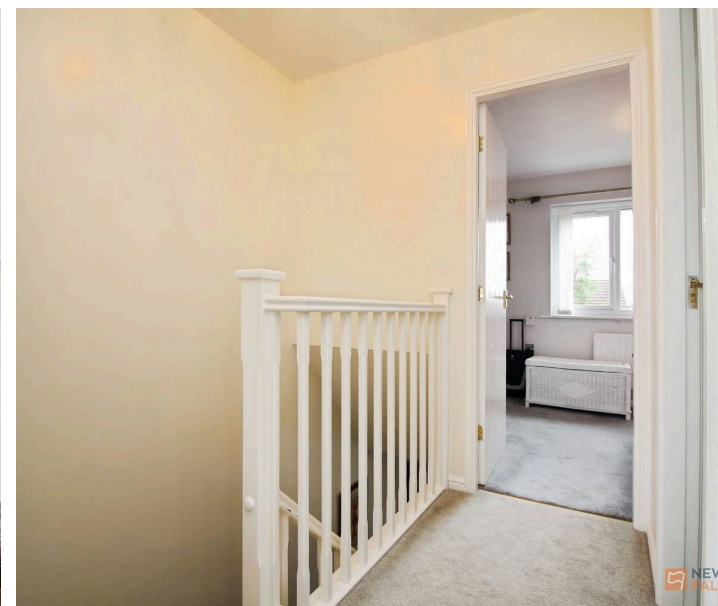
Viewings are strictly by appointment only.

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 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

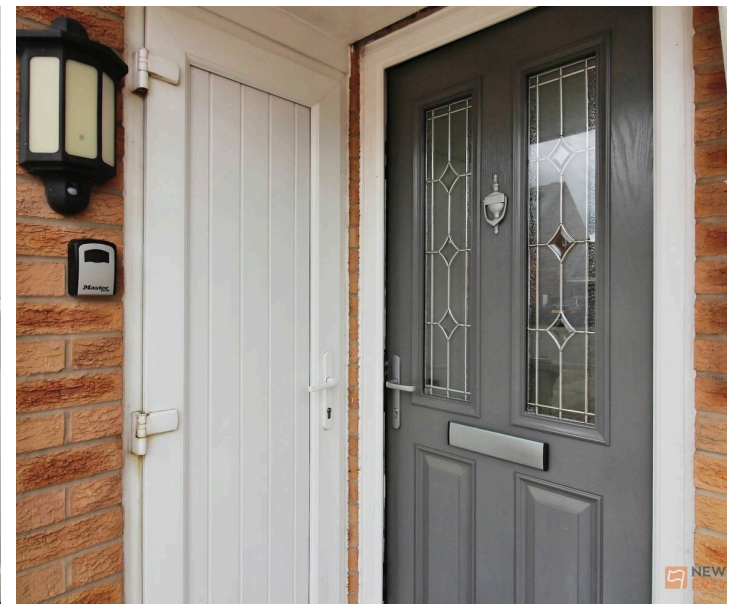
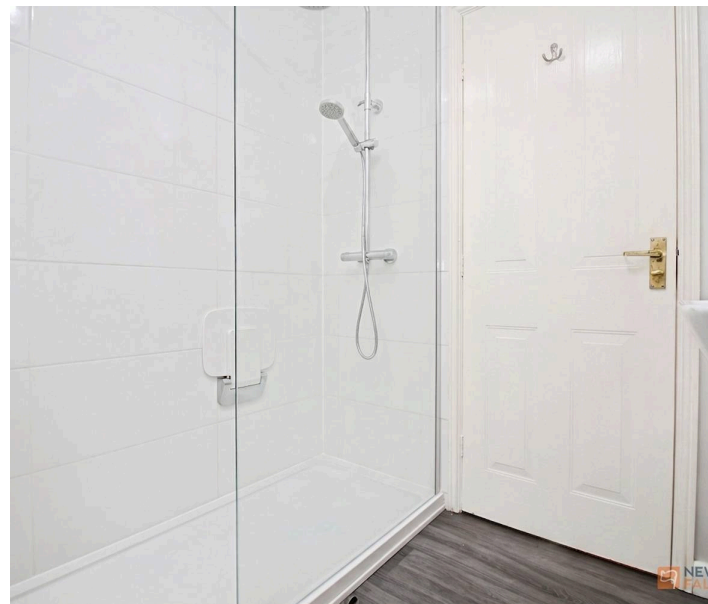
Referrals

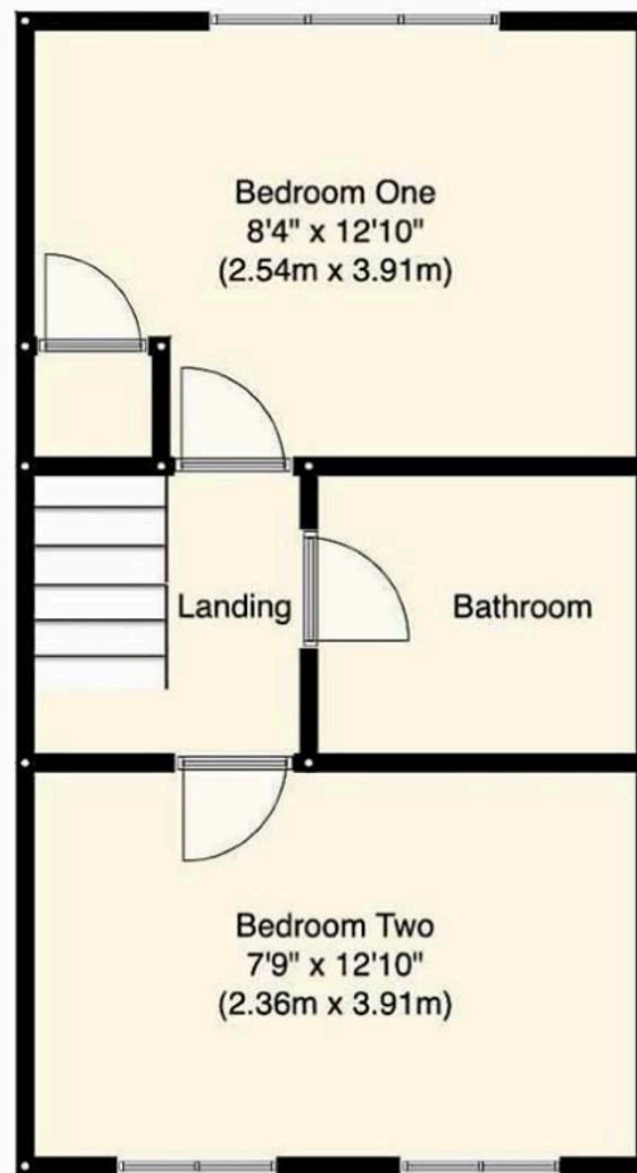
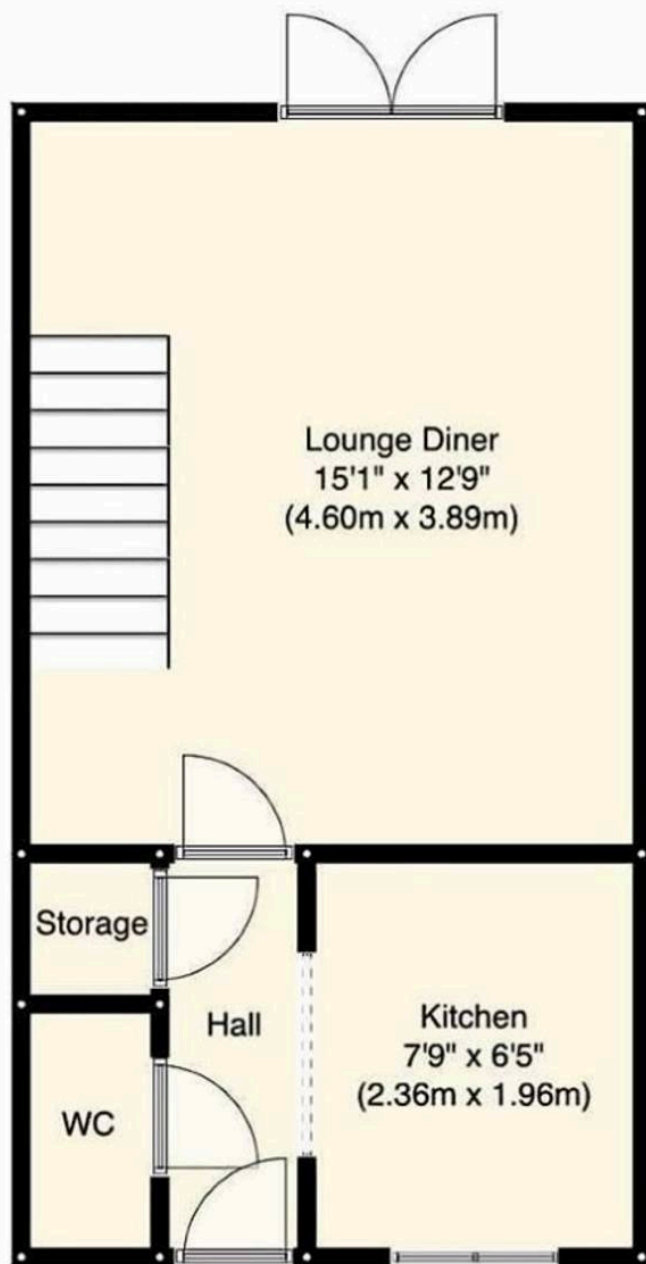
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.









Newton Fallowell LFE

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