



1a Grange Avenue, Leicester Forest East - LE3 3HR
£400,000

 **NEWTON FALLOWELL**

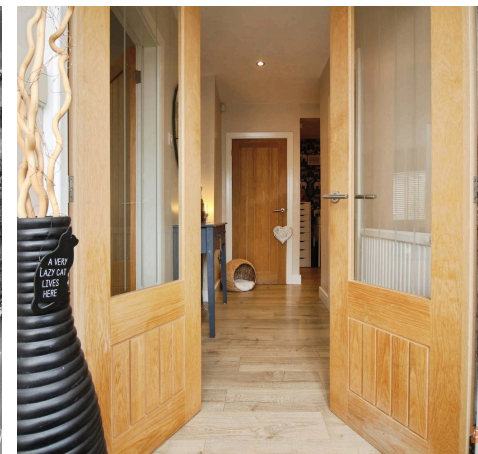
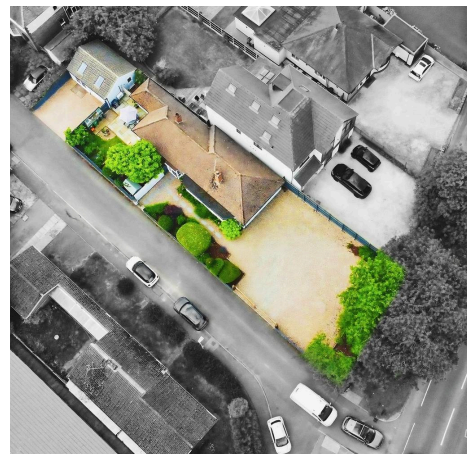
1a Grange Avenue

Leicester Forest East, Leicester

Totally transformed and completely renovated, from a dated bungalow to a fabulous contemporary abode, this refurbished detached home occupies a larger than normal plot with the potential for extension/development subject to necessary consent. Benefiting from an upgraded boiler (Fitted 2026) and double glazing throughout, the layout in more details comprises of an entrance porch, reception hall with study area, lounge with log burner, open plan living kitchen diner with pantry, guest WC, two double bedrooms and a re-fitted bathroom. The plot enjoys off road parking for multiple cars, enclosed lawned garden and a detached office to the rear with parking, light and power. The property is in 'ready to move into' condition and therefore an early viewing is strongly recommended to avoid disappointment.

EPC Energy Efficiency Rating: D

- Two double bedrooms
- Detached bungalow
- Larger than normal plot with potential for extension/development (STP)
- Renovated interior
- Parking for multiple vehicles & detached outbuilding/office
- Gas central heating (Fitted 2026) & double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the bungalow, you are welcomed by an entrance porch featuring contemporary panelling and glazed doors leading into the reception hallway. Finished with stylish wood-effect flooring, the hallway provides access to most of the accommodation and includes a useful storage cupboard, along with a versatile study/snug area, ideal for home working or potential use as an additional bedroom (STP). The inviting lounge centres around a charming log-burning stove and enjoys plenty of natural light from the half-bay window. A standout feature of the home is the bright and airy open-plan living kitchen diner, perfect for modern family life and entertaining. The kitchen is fitted with a range of units, integrated dishwasher and fridge, ample work surfaces, and a range cooker with extractor hood. A pantry, guest WC, and doors opening onto the private rear garden add further practicality. Two double bedrooms with built-in storage and a stylish re-fitted bathroom complete the accommodation.

The bungalow continues to impress ...

Occupying a generous plot, the bungalow offers exceptional scope for extension or further development, subject to the necessary consents. Timber gates open onto a substantial gravelled driveway, providing ample off-road parking for multiple vehicles. The front garden features attractive planted borders and a pathway leading to the entrance. To the rear, the property enjoys a private and enclosed garden, beautifully stocked with a variety of mature plants and shrubs. A well-maintained lawn and patio seating area create the perfect setting for outdoor dining, entertaining, or simply relaxing in a peaceful setting. A detached outbuilding/office can be found to the rear with a characterful vaulted ceiling and benefiting from light, power, water supply, CCTV and air conditioner unit. There is the potential to convert/transform into a space to run a business from home (subject to necessary consent being obtained). There is further parking directly in front.



Location

Leicester Forest East is on the western fringe of the city and is popular for its ease of access to the M1/M69 motorway network links with the park and ride facilities in close proximity. The area offers good local schooling, bus links to Leicester City Centre and is within easy distance of Fosse Park Shopping Centre.

Tenure & Council Tax

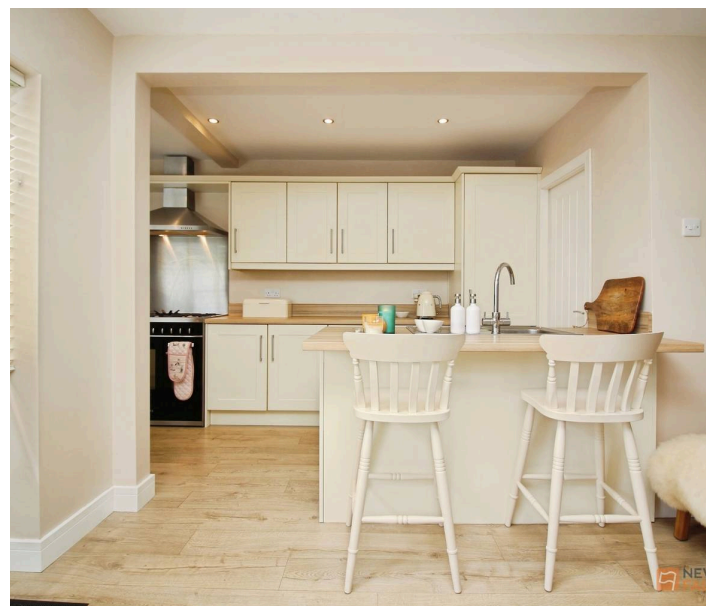
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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

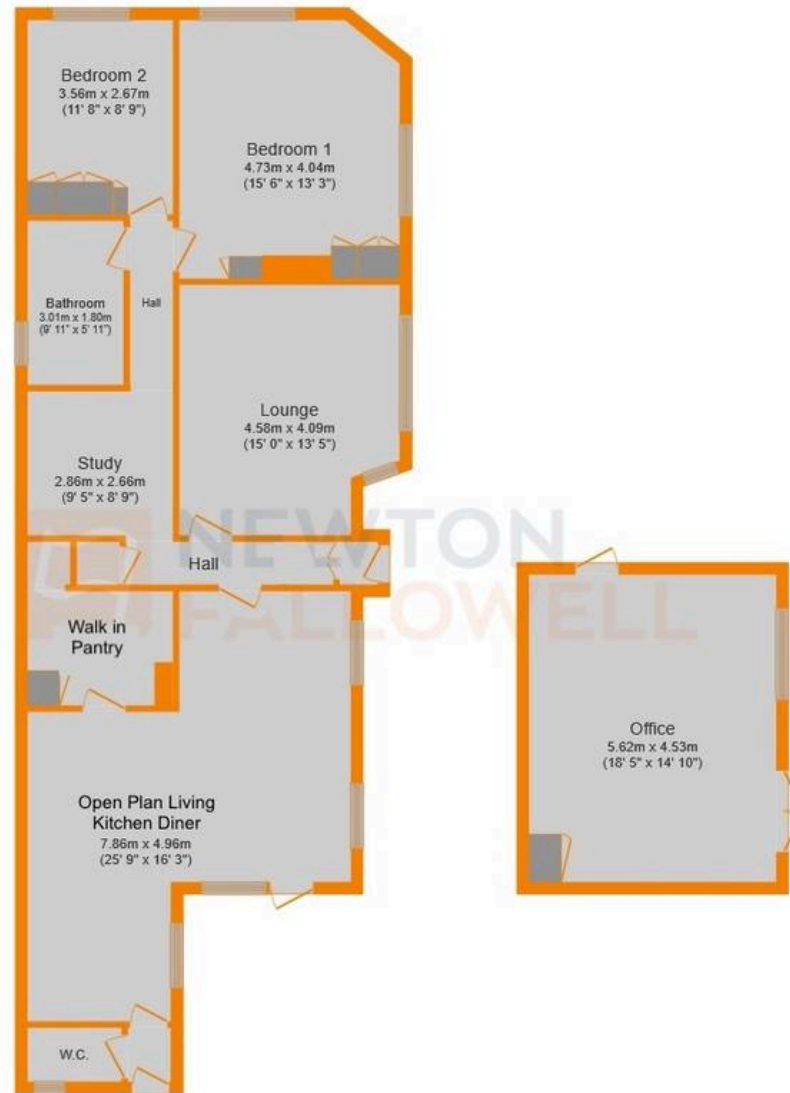
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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

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Floor Plan

Outbuilding

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





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