



Riseholme Close, Braunstone Town, LE3



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£270,000



Key Features

- Three well proportioned bedrooms
- Available with no upward chain
- Cul de sac location
- Conveniently located for access to the motorway and Fosse Park
- Master bedroom with en-suite
- Driveway for two cars
- EPC rating C
- Freehold





MODERN FAMILY HOME! - Available with no upward chain, this modern three bedroom family home occupies a cul de sac position being ideally located for access to major road networks, Fosse Shopping Park, Leicester City and local amenities. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, WC, lounge and full width kitchen diner. Upstairs there are three bedrooms with the main bedroom benefiting from an ensuite shower room. A main bathroom comprises bath, WC and wash hand basin. Outside there are gardens to the front and rear with a driveway. An immediate viewing comes highly recommended!



Welcome to your new home

Upon entering the accommodation you step into the entrance hallway offering space for your coats and shoes, with a door opening to the guest WC. The reception room is presented with carpet flooring and offers a staircase rising to the first floor. Open access leads through to the full width kitchen diner fitted with wall and base units with a built in electric oven, gas hob with extractor hood over, inset 1.5 sink and drainer with mixer tap and space for appliances. French doors open out into the rear garden.

Moving upstairs

Moving upstairs you will find three well proportioned bedrooms, the master bedroom benefiting from having an ensuite shower room. The family bathroom is fitted with a three piece suite comprising a bath, wash hand basin and WC, with complementary tiling.

Outside

Occupying a family friendly cul de sac position adjacent to a play park, the plot boasts a driveway to the front providing road parking. To the rear is a mainly laid to lawn garden.

Location

Nestled in a well-connected and popular part of Leicester, Riseholme Close offers the perfect blend of convenience, community, and comfort. Ideally situated just a short distance



from the city centre, this location provides easy access to a wide range of local amenities, including supermarkets, independent shops, cafés, and restaurants.

Families will appreciate the proximity to highly regarded local schools, parks, and recreational spaces, while excellent transport links make commuting simple, with nearby bus routes, easy access to the A6, A426, and M1, and Leicester Railway Station just a short drive away.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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 the Mortgage Advice Bureau, 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.”

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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 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.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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