



Calvos Close, Leicester, LE4

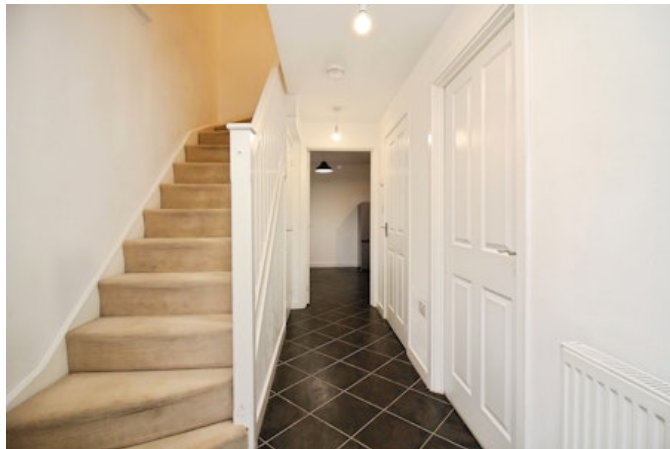


£325,000



Key Features

- Three Bedrooms (Master With En-suite)
- Detached Family Home
- Downstairs WC
- Gas Central Heating & Double Glazing
- Off Road Parking & Garage
- Swift Access to Local Countryside
- EPC rating C
- Freehold





Enjoying a family friendly position situated on this popular and convenient modern development, fall in love with this well proportioned three bedroom detached home situated on the outskirts of Thurmaston with swift access to the neighbouring countryside and must be viewed in person to be fully appreciated. Offering contemporary fixtures and fittings throughout, the layout includes an entrance hall, downstairs WC, lounge, kitchen diner and utility, with stairs rising to the first floor landing which gives access to three bedrooms and a bathroom, the master suite having access to its own en-suite shower room. The plot also affords space for off street parking, a single garage and a lawned garden at the rear.

Welcome to your new home

On entering the home, you are welcomed into an entrance hallway with a staircase rising to the first floor and convenient access to a guest WC. The reception room extends the full length of the property, bathed in natural light and offering an ideal space for relaxation or entertaining. The kitchen diner is thoughtfully designed, fitted with a comprehensive range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. Key features include a built-in oven, hob with hood, inset 1.5 sink and drainer, integrated dishwasher, and ample space for a fridge freezer. From here, a doorway leads to a practical utility room, adding further functionality to the ground floor.

Moving upstairs

Ascending to the first floor, the landing leads to three well-proportioned bedrooms, including a master suite with its own private en-suite. A family bathroom completes the level, fitted with a modern three-piece suite comprising a bath with shower attachment, wash hand basin, and WC.

Outside

The plot offers a driveway to the side providing off road parking which in turn leads to a garage. Gated access then leads to a rear garden being mainly laid to lawn with a patio area adjacent to the home perfect for outdoor sitting.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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 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."

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

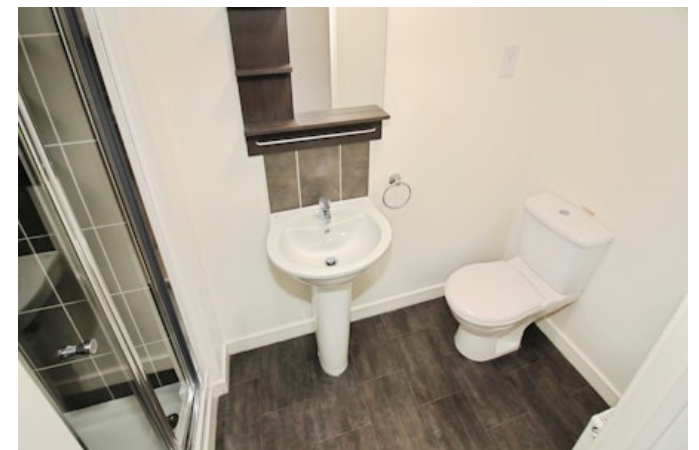
Referrals

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 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.

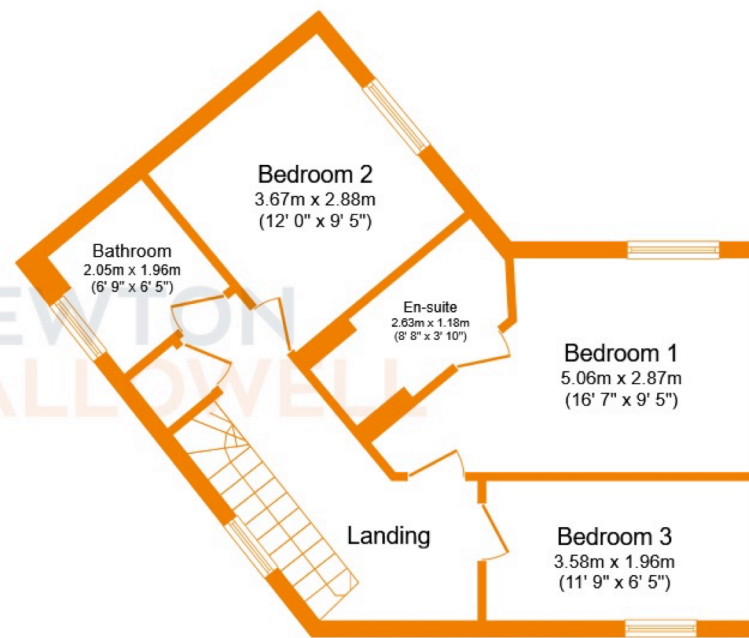




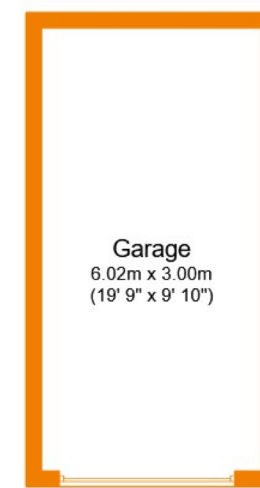




Ground Floor



First Floor



Garage

