



NEWTON

Farrier Lane, Leicester - LE4 0WB
£325,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

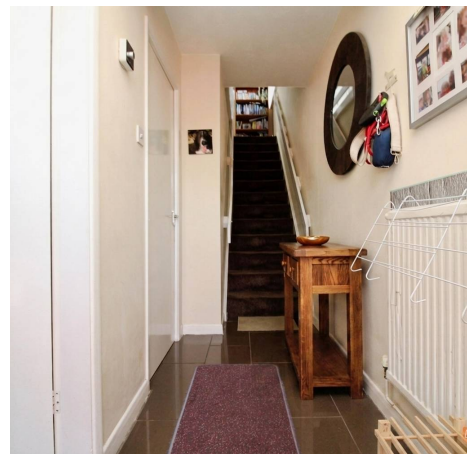
 THE PROPERTY
OMBUDESMAN

Farrier Lane

Leicester

Situated in a sought-after cul de sac location, this three bedroom detached family home offers well proportioned accommodation, ideal for modern family living. The property welcomes you with an entrance hall that leads to a guest WC and a bright and airy lounge, perfect for relaxing or entertaining guests. The heart of the home is the contemporary fitted kitchen diner, which features a range of modern units, integrated appliances and ample space for dining, making it a wonderful setting for family meals and gatherings. Upstairs, you will find three bedrooms and shower room. The property benefits from gas central heating and double glazing throughout. Additional features include a driveway providing off road parking and a single garage, offering secure storage or additional parking as required. Ideally located for access to local schools, Beaumont Leys shopping centre, Leicester City centre and A46/M1/M69 links. Viewings are strictly by appointment only, so contact us now to arrange your personal tour of this home.

- Three well proportioned bedrooms
- Detached family home
- Cul de sac location
- Gas central heating and double glazing
- Modern fitted kitchen diner
- Driveway and single garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming entrance hall offering a staircase rising to the first floor and access to a guest WC. The primary reception room is presented with carpet flooring and offers a window to the front elevation. Open access leads through to the full width kitchen diner, fitted with a modern range of wall and base units with complementary roll edge work surfaces over, brick effect tiling, built in oven and grill, five ring gas hob with hood, integrated washing machine, dishwasher and space for fridge freezer. With tiled flooring, useful storage cupboard and spotlighting. Doors open to the conservatory offering additional downstairs living space.

Moving upstairs

Ascend to the first floor, a carpeted landing provides access to three well proportioned bedrooms, two of which are comfortable doubles. The master bedroom enjoys the use of built in wardrobes and is presented with wood flooring. Completing the first floor is the shower room fitted with a modern three piece suite comprising a shower cubicle, wash basin and WC. There is also a cupboard located off the landing which houses the central heating boiler.

Outside

Occupying a cul de sac location, the plot offers a driveway to the front providing off road parking and giving access to the attached garage with an electric door, light and power. Gated access to the side leads to a low maintenance rear garden with useful sheds and fencing to boundaries.

Location

The property is conveniently located to provide ease of access into Leicester city centre with its professional quarters and mainline railway station, along with local shopping found along the nearby Blackbird and Fosse Roads. There is also Beaumont Shopping nearby and access to the A46 and motorway network.



Tenure & Council Tax

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

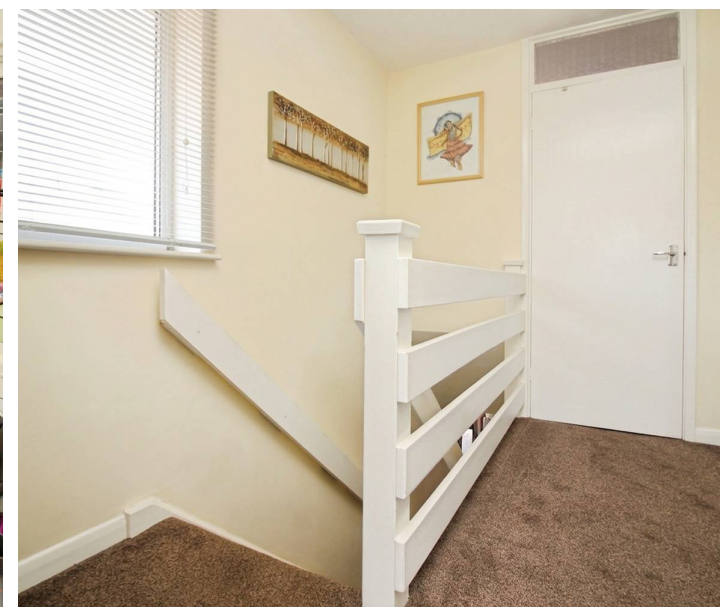
Viewings are strictly by appointment only.

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 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

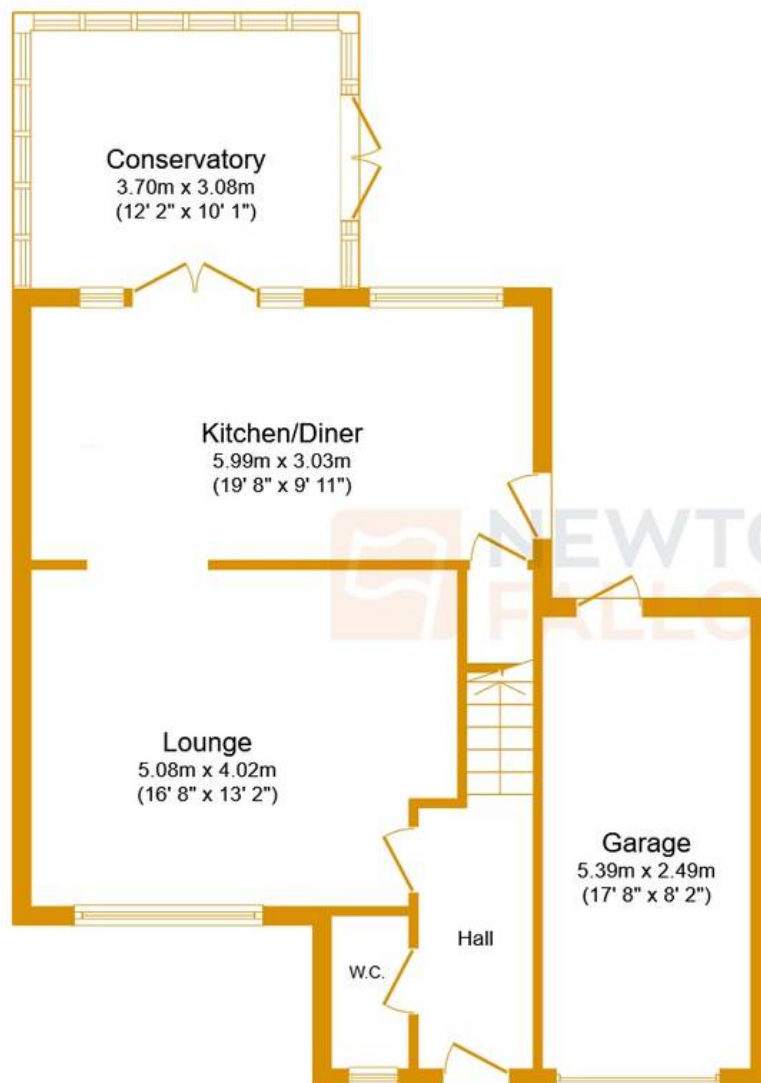
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

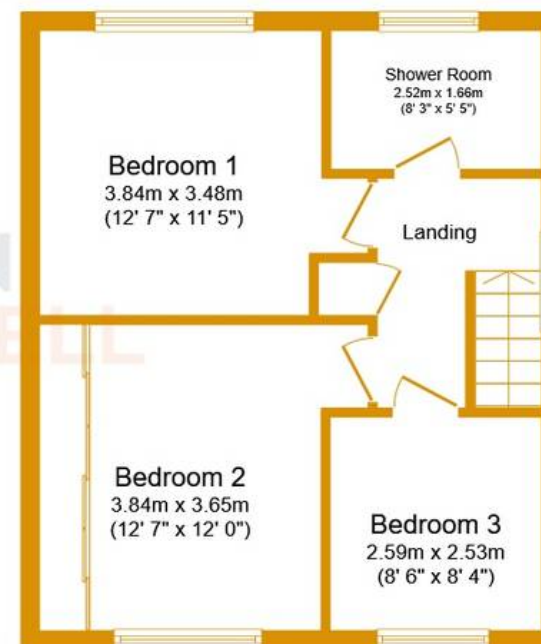
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 116.4 sq.m. (1,253 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



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