



Heays Close, Leicester, LE3



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£260,000

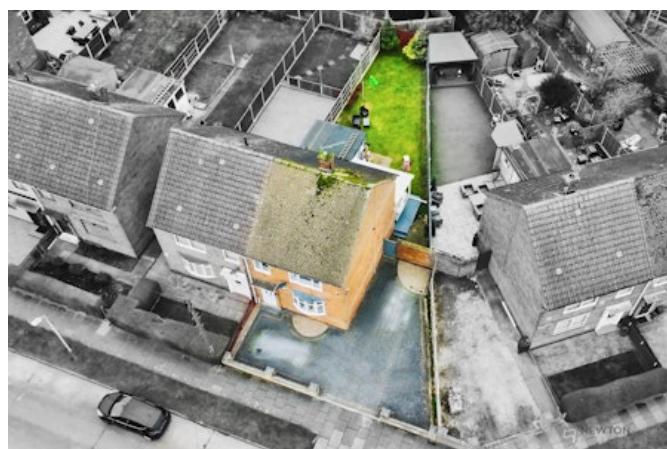
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Key Features

- Three bedroom semi detached home
- Open plan kitchen diner
- Gas central heating and double glazing
- Popular & convenient location
- Paved driveway providing off road parking for two/three cars
- Modern fitted bathroom
- EPC rating C
- Freehold



Newton
Galloway





Situated along a no through road, walk in and be surprised by this three bedroom semi detached home making an ideal first purchase or family home and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing, the well proportioned layout includes an entrance hallway, lounge, full width kitchen diner with French doors to the garden. Upstairs you will find three practical bedrooms and a modern bathroom. Outside there is parking to the front, with a mainly laid to lawn rear garden to the rear featuring three outbuildings, two of which provide useful storage. Conveniently located for access to nearby shops and major road links, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the property, you are welcomed by an inviting entrance hallway featuring a staircase rising to the first floor with useful storage beneath. The bright and airy lounge benefits from wood-effect flooring and a bay window that floods the room with natural light. A standout feature of the home is the open-plan kitchen diner, fitted with a modern range of wall and base units with complementary work surfaces and brick-effect tiled splashbacks. The kitchen is well equipped with an inset 1.5 sink and drainer with a flexi tap, built-in oven, five-ring gas hob with extractor hood, and space for appliances. There is ample room for a dining table and chairs, while French doors open out to the rear garden, creating an ideal space for both everyday living and entertaining.

Moving upstairs

Moving upstairs, the property continues to impress with its generous proportions, offering three bedrooms that provide flexibility for family living, guest accommodation, or home working. All three benefit from having built in storage. The family shower room is fitted with a contemporary three-piece suite comprising a l-shaped bath with shower over, wash hand basin, and WC, all finished to a modern standard.

Outside

Situated along a no-through road, the property benefits from a paved driveway providing off-road parking for two to three vehicles. Gated access leads to the predominantly lawned rear garden, which features a covered decking area adjoining the property, ideal for outdoor seating and entertaining. Further benefits include three outbuildings, two of which offer useful storage, while the third is fitted as a guest WC.

Location

Heays Close is situated within the popular and well-established area of Leicester, a residential location favoured by families and professionals alike. The area benefits from a strong sense of community and offers a range of local amenities including shops, schools and healthcare facilities, all within easy reach.

Excellent transport links are available, with regular bus services providing convenient access to Leicester City Centre, while the nearby A50 and A563 ring road offer straightforward routes to the M1 and surrounding areas. Leicester train station and the city's main shopping and cultural attractions are also easily accessible.

For those who enjoy outdoor space, New Parks has a number of green areas and parks nearby, making it ideal for families and those seeking a balanced lifestyle. Pindar Road combines the advantages of a residential setting with the convenience of city access, making it a highly desirable location.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City - Tax Band A. 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?

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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

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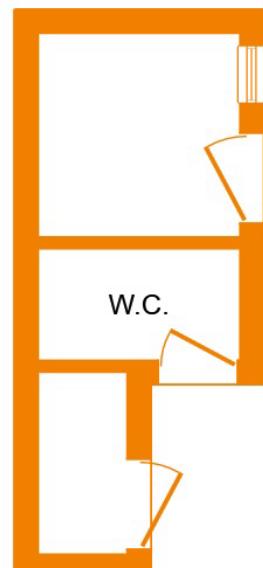
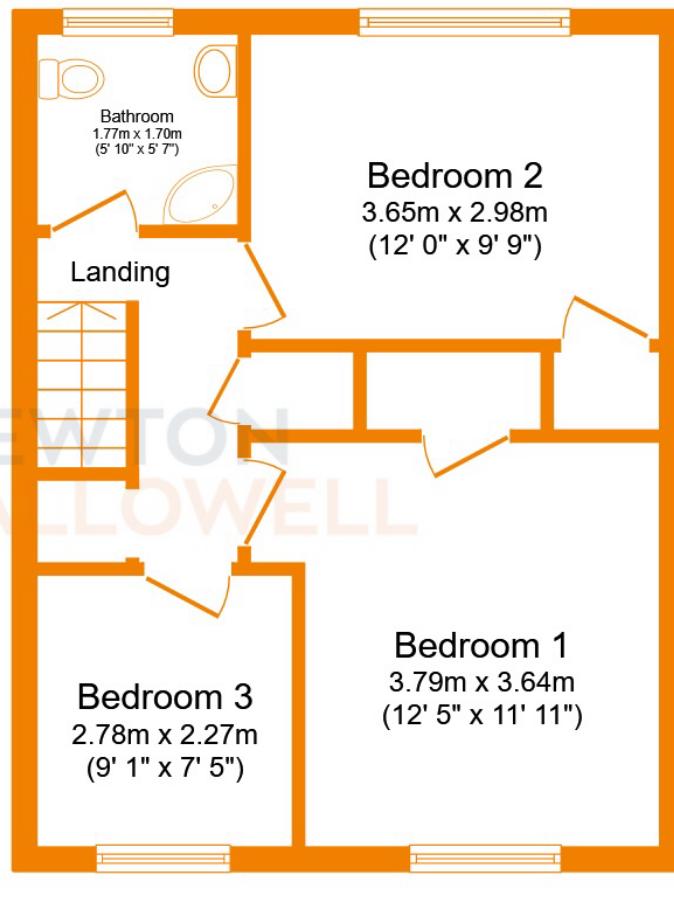
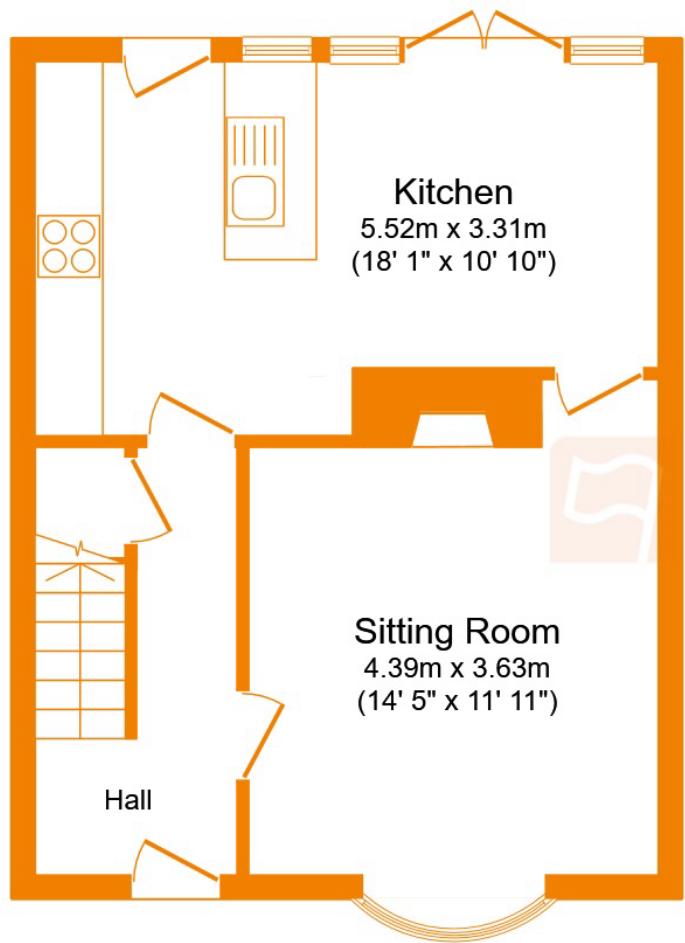
finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also 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

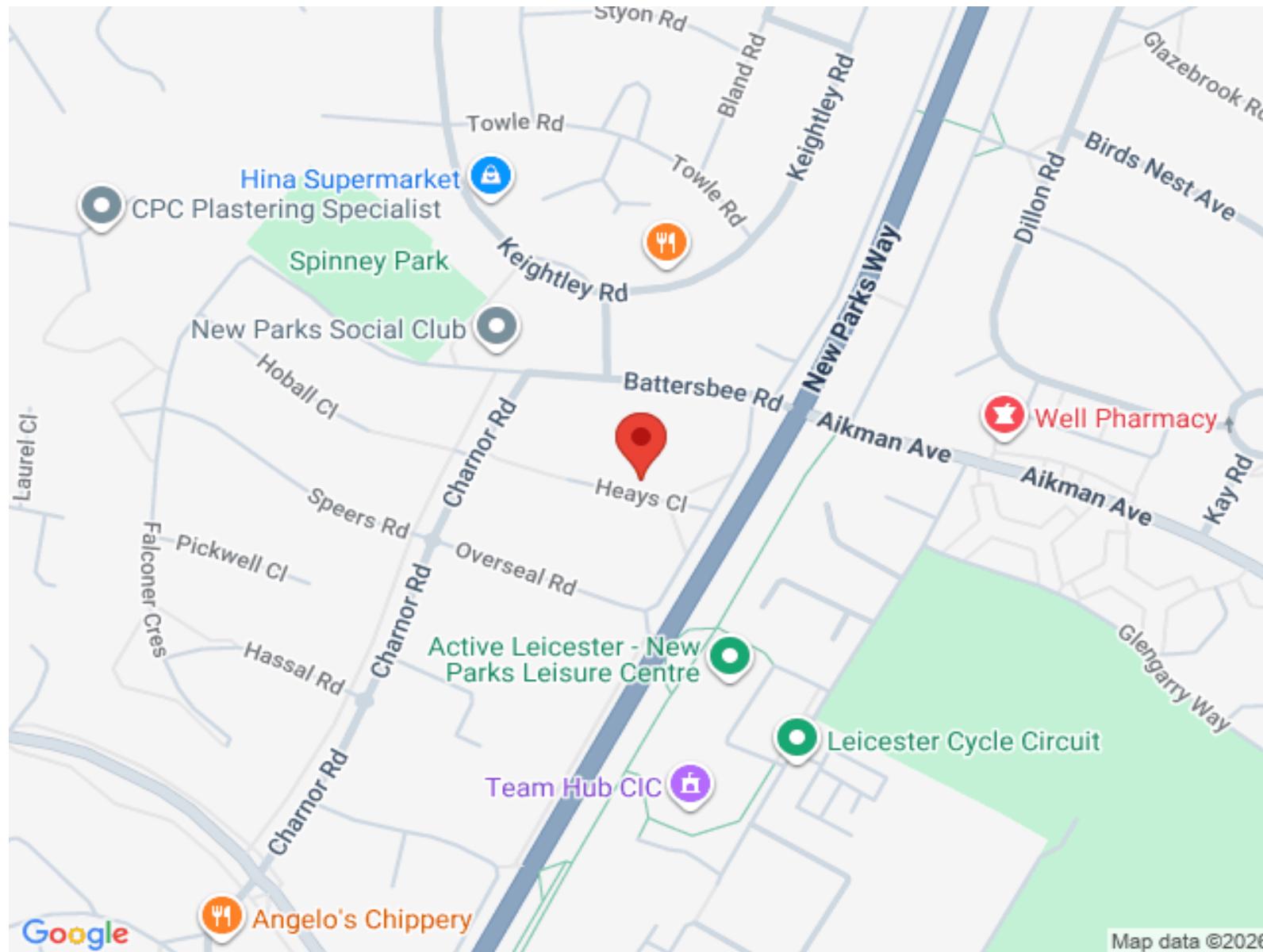
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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