



 NEWTON

27 The Osiers, Leicester - LE3 2XN

Guide Price £219,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

27 The Osiers

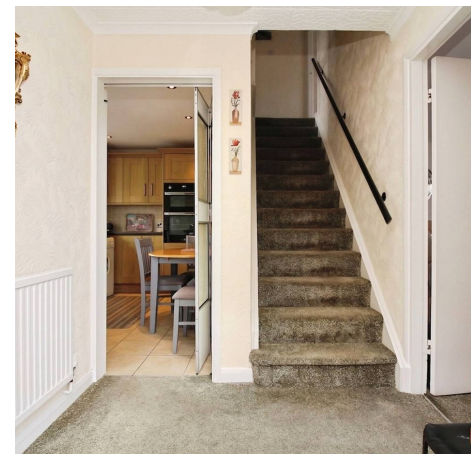
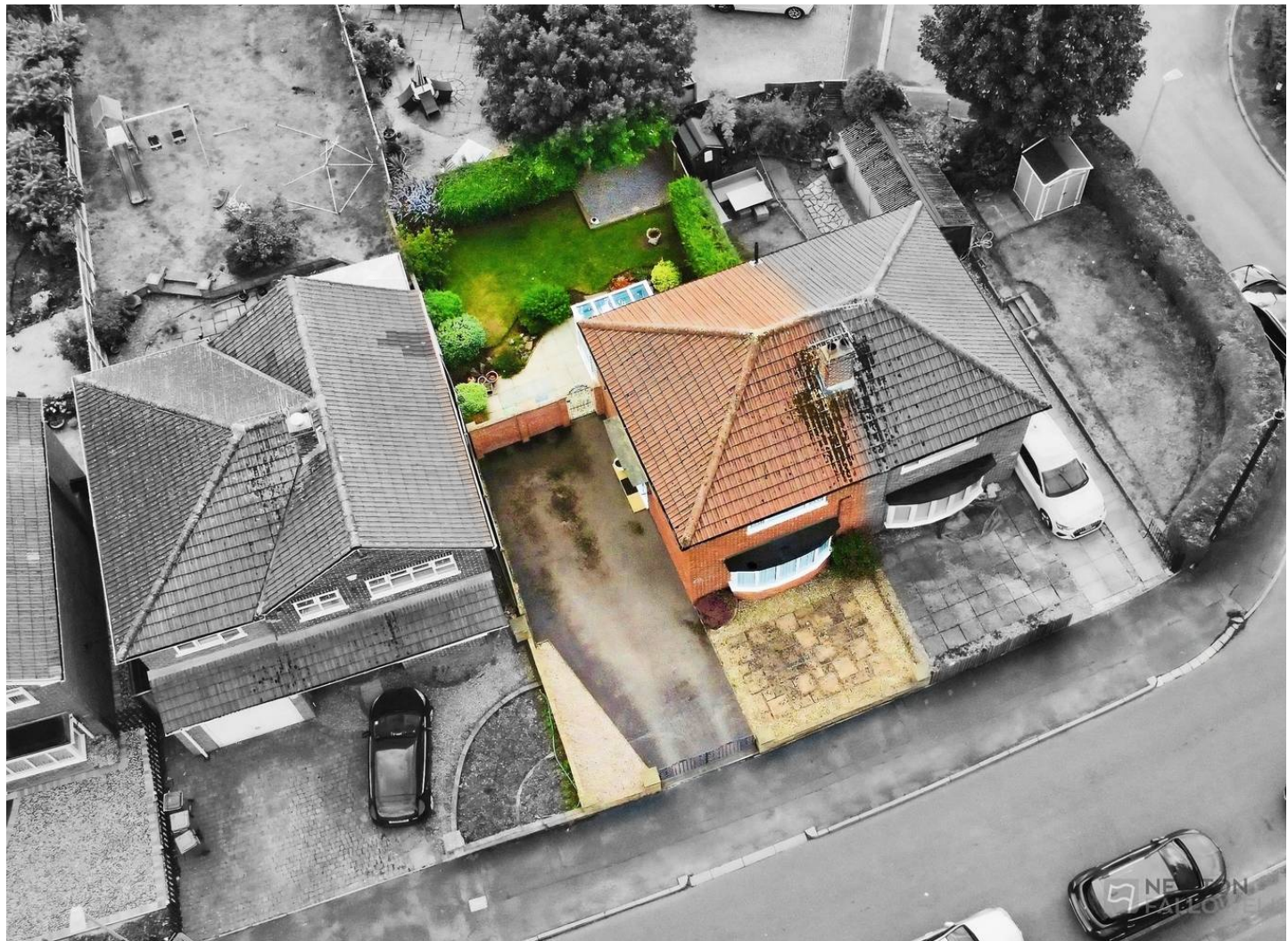
Leicester

Offered to the market with no upward chain, this two-bedroom semi-detached home occupies a larger-than-average plot, offering excellent potential for extension, subject to the necessary planning permissions and consents. Having been occupied by the same family since the 1980s, the property would make an ideal first-time purchase or investment opportunity. The gas centrally heated and double-glazed accommodation comprises an entrance hall, full-width lounge, breakfast kitchen and conservatory, with the first floor offering two double bedrooms and a family bathroom. Outside, the property benefits from off-road parking to the front, while the generous rear garden is predominantly laid to lawn and enjoys a private feel. The property is ideally positioned for access to the motorway network, including the M69 and A46, and is also conveniently located close to local schooling and Fosse Park Shopping Centre. Rare to the market, an early viewing is highly recommended to fully appreciate what this property has to offer.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Semi detached home
- Conveniently located for access to major road links, local shops and primary schooling
- Available with no upward chain
- Larger than normal plot with potential for extension (STP)
- Conservatory to the rear
- EPC Rating TBC





Welcome to your new home

Upon entering the home, you are welcomed by a bright and inviting entrance hall, featuring a staircase rising to the first floor and access to the reception room. The reception room is flooded with natural light from a walk-in bay window overlooking the front elevation and benefits from a feature fireplace, carpet flooring and neutral décor. The well-appointed kitchen is fitted with a range of wall and base units, complemented by work surfaces over, under-unit lighting and tiled splashbacks. Features include an inset 1.5-bowl sink and drainer, space for two appliances, a built-in oven, four-ring gas hob with extractor hood and an integrated fridge freezer. There is ample space for a dining table and chairs, along with spotlighting and access to the conservatory, which provides valuable additional living space.

Moving upstairs

Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms. The principal bedroom benefits from a range of built-in wardrobes, providing excellent storage, and houses the central heating boiler. The modern family bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over and glass screen, wash hand basin and WC. Complementary tiled surrounds, a heated towel rail and spotlighting complete the space.

Outside

Occupying a larger-than-average plot, the property benefits from a private driveway providing ample off-road parking. Gated access leads through to the rear garden, which is predominantly laid to lawn and enjoys a particularly private and secluded feel. The garden is complemented by a variety of established plants and shrubs, together with a paved patio area adjoining the property, providing an ideal space for outdoor seating and entertaining.





Location

Braunstone Town is a well-established and popular suburb of Leicester, offering an excellent balance of residential living, local amenities and accessibility. The area is well suited to families and commuters, with a range of shops, supermarkets, schools and leisure facilities close by. Braunstone Park provides generous green space for recreation, while Fosse Park Shopping Centre is just a short drive away, offering a wide selection of shops and dining options. Excellent transport links include easy access to the M1 and M69 motorways, alongside regular bus services into Leicester city centre, making the area an ideal base for both work and leisure.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band B. 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

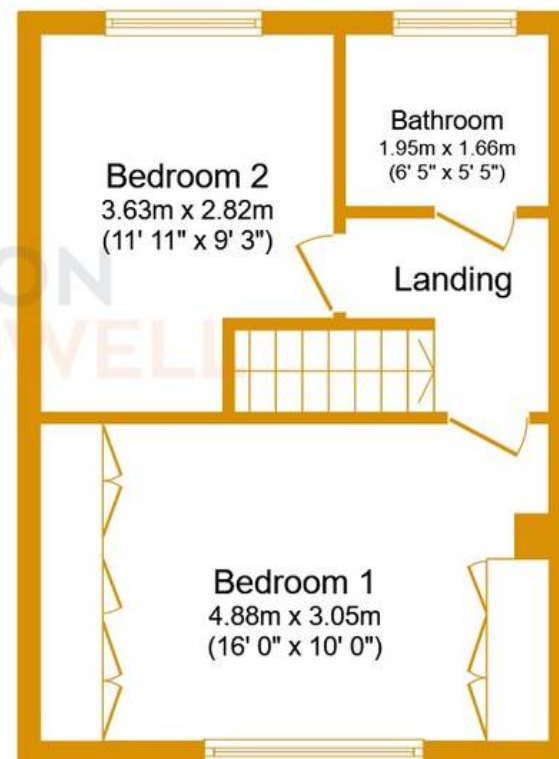
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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.







Ground Floor



First Floor

Total floor area: 73.0 sq.m. (786 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





Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**