



59 Willow Road, Blaby - LE8 4BG  
£249,950

 **NEWTON FALLOWELL**



## 59 Willow Road

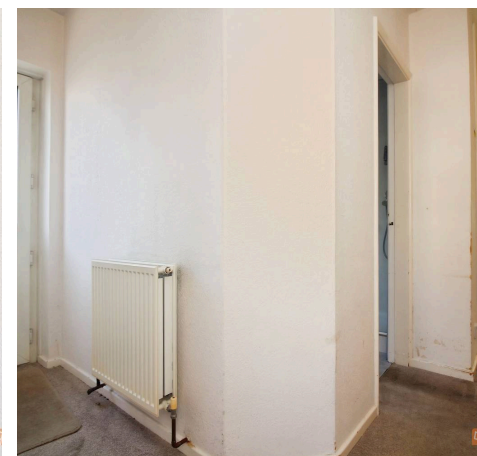
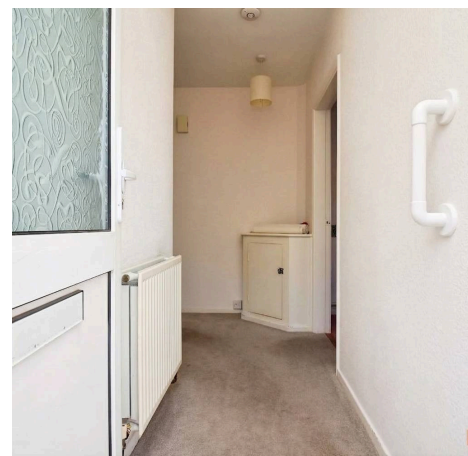
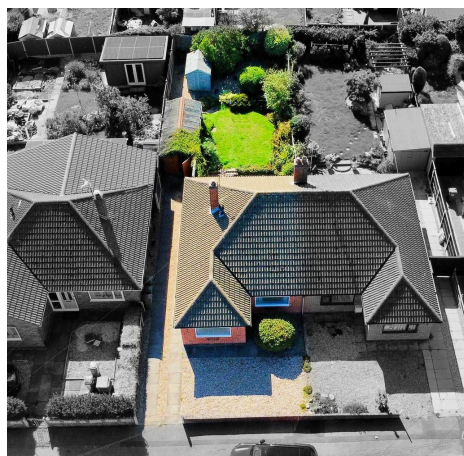
Blaby, Leicester

Perfect for those in search of a property they can put their own stamp on, this two bedroom semi detached bungalow is offered to the market with no upward chain and would be suitable for a range of people including someone looking to downsize from a larger family home. In need of cosmetic improvement, this well looked after home includes an entrance hall, living room, breakfast kitchen, two double bedrooms and a shower room. Outside there is a driveway to the front providing off street parking which leads to the garage which is set to the rear where a mainly laid to lawn garden can also be found. Benefiting from gas central heating, an internal inspection is essential to fully appreciate the size and potential of the accommodation on offer.

Council Tax band: C

Tenure: Freehold

- Two double bedrooms
- Traditional semi detached bungalow
- Available with no upward chain
- Perfect for those looking to downsize
- Driveway and single garage
- Gas central heating
- 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 entering the home, you are welcomed into a bright and inviting entrance hall, featuring carpeted flooring and a useful storage cupboard housing the central heating boiler. Doors lead to all principal rooms, including the spacious reception room, which is centred around a feature fireplace and benefits from French doors to the garden. The light and airy kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Integrated appliances include an oven and four-ring hob with extractor hood, sink and drainer and space for further appliances. The kitchen also benefits from a useful storage cupboard, dual-aspect glazing and a rear-facing door providing access to the garden. To the front of the home are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the internal layout is the shower room, fitted with a three-piece suite comprising a walk-in shower, WC and wash basin.

### Outside

The plot offers a driveway to the front providing off road parking giving access to the garage, measuring 5.51m x 2.29m. To the rear is a mainly laid to lawn garden with a range of colourful plants and shrubs to borders and perimeter fencing and a shed.

### Location

Blaby is a charming and characterful village, offering an excellent range of local amenities and facilities. The village is home to a number of traditional public houses, including The Bakers Arms, which dates back to 1484 and is notable for its attractive thatched roof. Local amenities include a variety of shops, a post office, two supermarkets, pharmacies, hairdressers, a doctors' surgery, library, hotel, two primary schools, dentist and a selection of churches. Residents can also enjoy the green open spaces of Bouskell and Northfield Parks. The village benefits from excellent transport connections, with convenient road links providing easy access to Leicester's outer ring road, as well as the M1 and M69 motorways. Rail services are available from the nearby village of Narborough, while mainline services can also be accessed from Leicester and Rugby town centres.

### Tenure & Council Tax

We understand the property to be FREEHOLD with vacant



### Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District 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

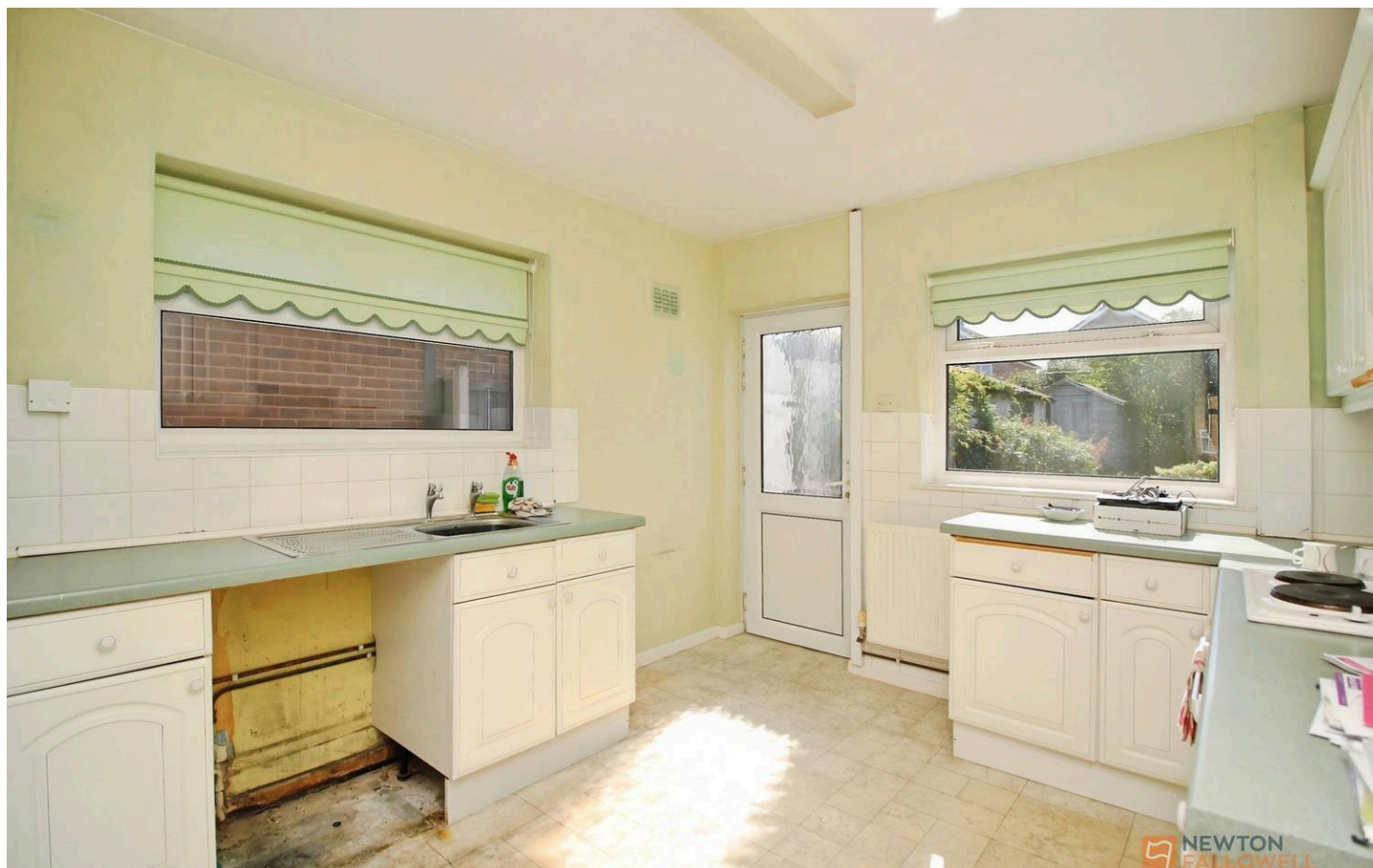
Viewings are strictly by appointment only.

### 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 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.

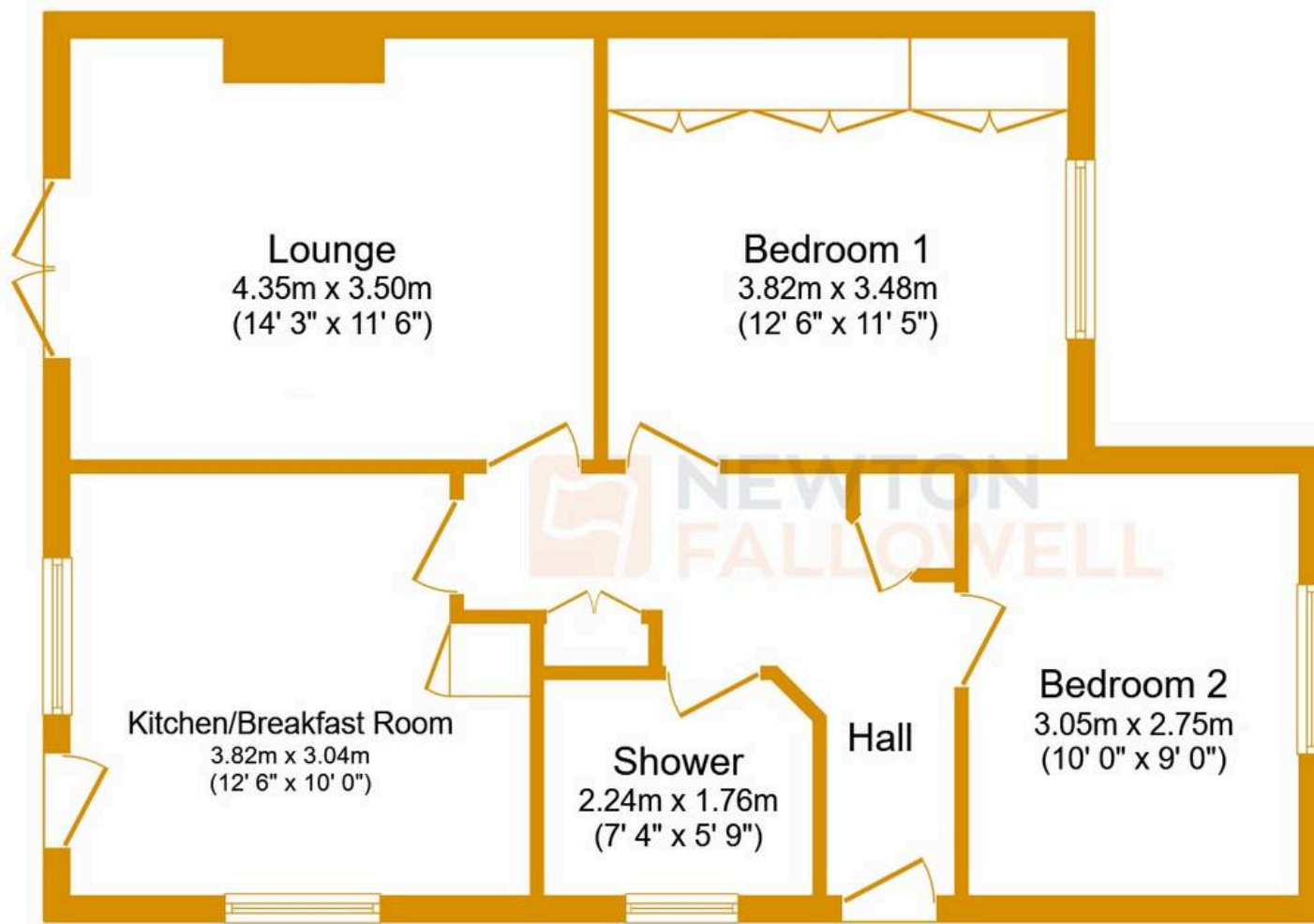
### Referrals

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 (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.

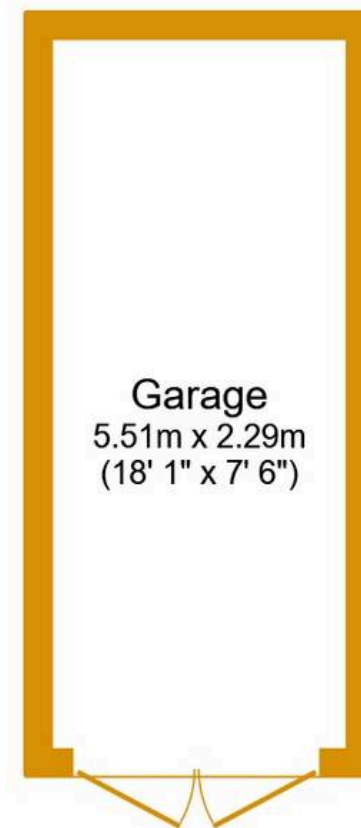
### Free Property Valuations

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.





Floor Plan



Garage

Total floor area: 78.1 sq.m. (840 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](http://www.Propertybox.io)



## Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · [www.newtonfallowell.co.uk/](http://www.newtonfallowell.co.uk/)



 **NEWTON FALLOWELL**