



94 Winstanley Drive, Braunstone - LE3 1PA

Guide Price £240,000

 **NEWTON FALLOWELL**

94 Winstanley Drive

Leicester

Newton Fallowell are delighted to welcome to the market this three bedroom semi detached house perfect for buyers in search of their first home, buy to let investors or growing families being within walking distance to local schooling and playing fields and must be viewed in person to be fully appreciated. Having been occupied by the same family for many years, the layout includes an entrance hall with storage, lounge and kitchen diner. Upstairs you will find three bedrooms and a bathroom. The plot offers a driveway to the front, with a particularly private garden to the rear not overlooked from beyond and featuring an outbuilding. The property is well placed for easy access into the city centre and therefore an early viewing is strongly recommended to avoid disappointment.

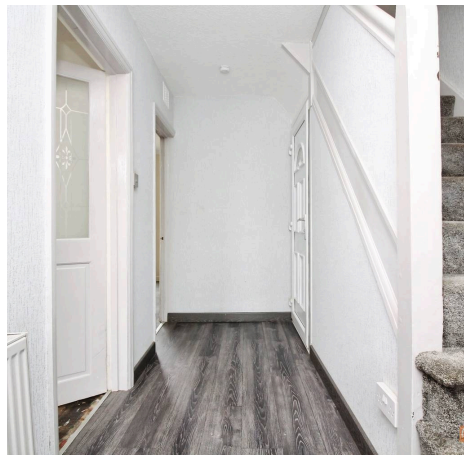
Council Tax band: A

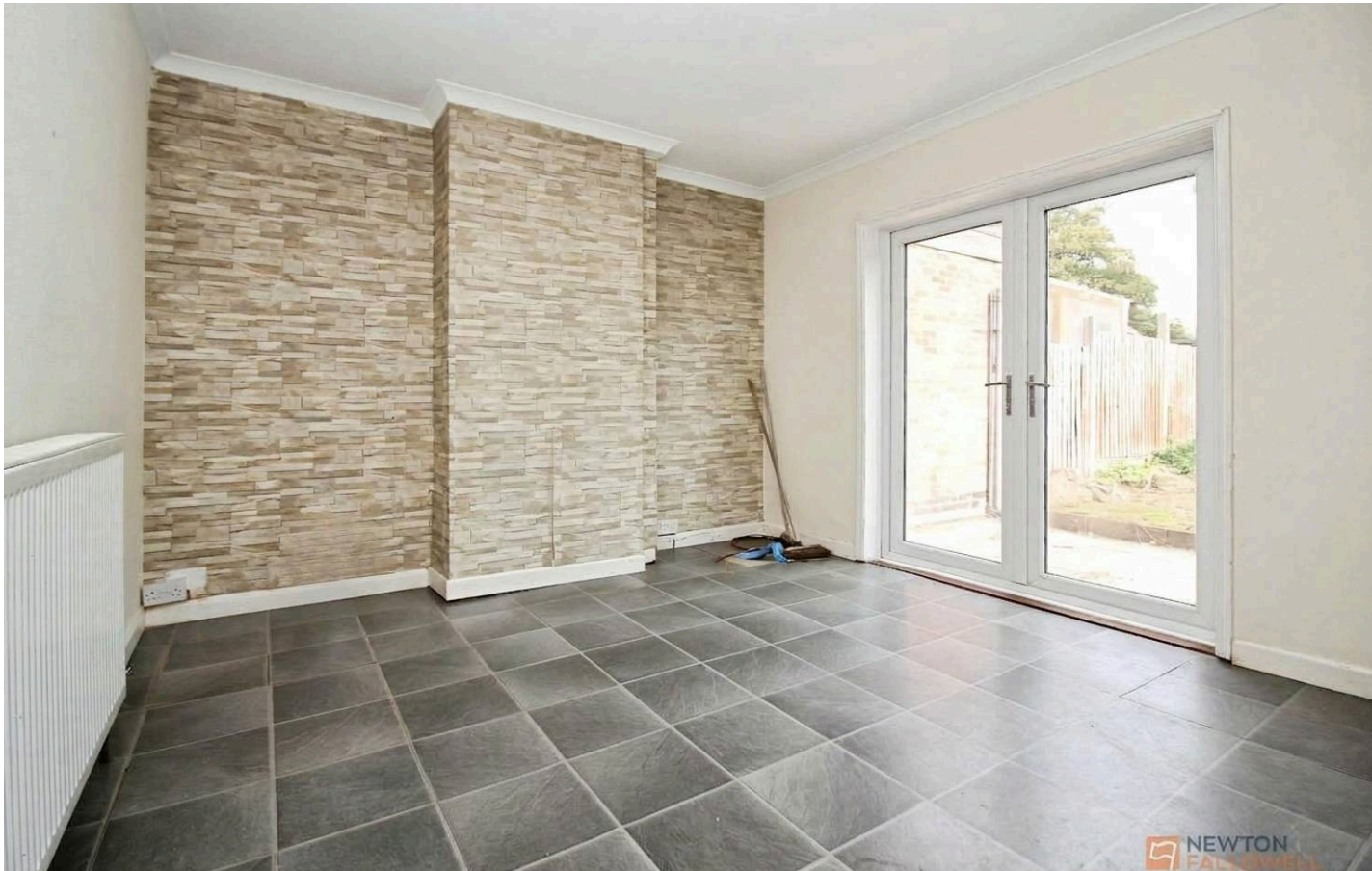
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom semi detached home
- Within walking distance to local schooling
- Gas central heating and double glazing
- Conveniently located for access to City Centre
- Open plan kitchen diner
- Off road parking to the front
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- 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, with a useful storage cupboard, staircase rising to the first floor and access to all of the downstairs layout. The living space is flooded with an abundance of natural light provided by a window to the front elevation. The open plan kitchen diner is perfect for entertaining, with a sink and drainer and space for appliances. Patio doors open out into the rear garden.

Moving upstairs

Ascend to the first floor, the landing serves access to three bedrooms, all enjoying the use of built in storage. The bathroom completes the first floor and is fitted with a three piece suite comprising a bath with shower over, wash basin and WC, with a heated towel rail.

Outside

The plot offers a driveway to the front providing off road parking, with gated access to the side leading to the mainly laid to lawn rear garden, not overlooked from beyond and featuring an outbuilding and shed.

Tenure & Council Tax

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

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."





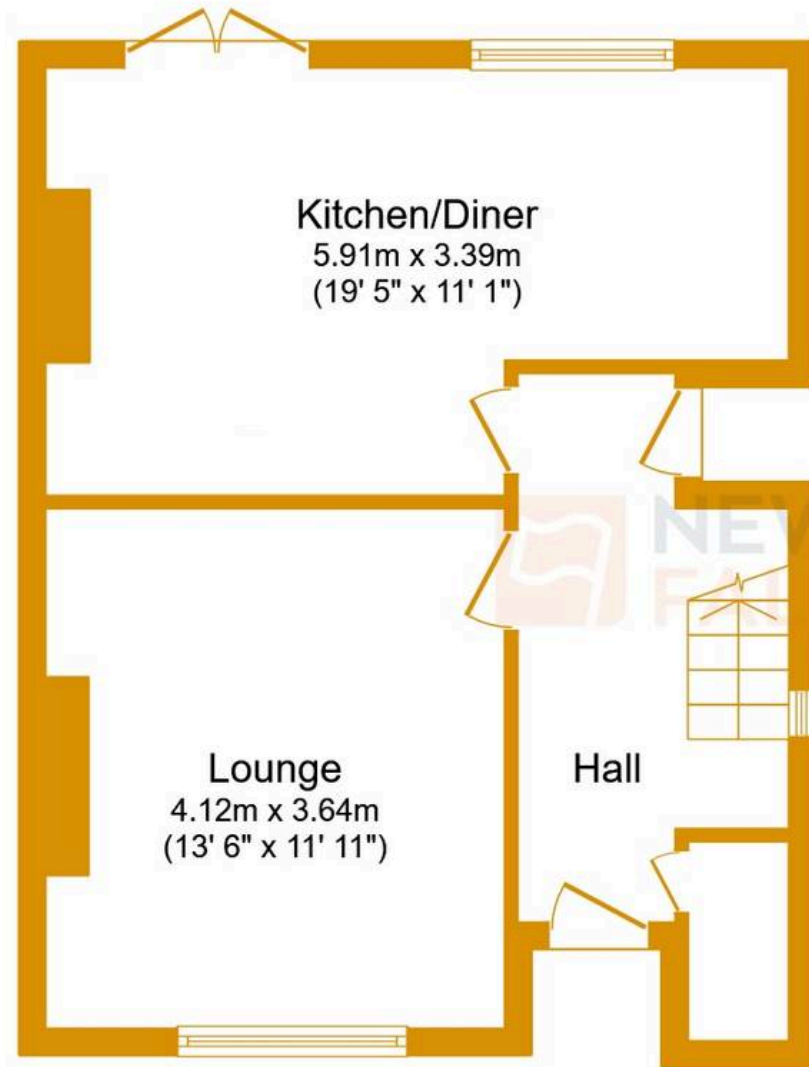
Referrals

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.

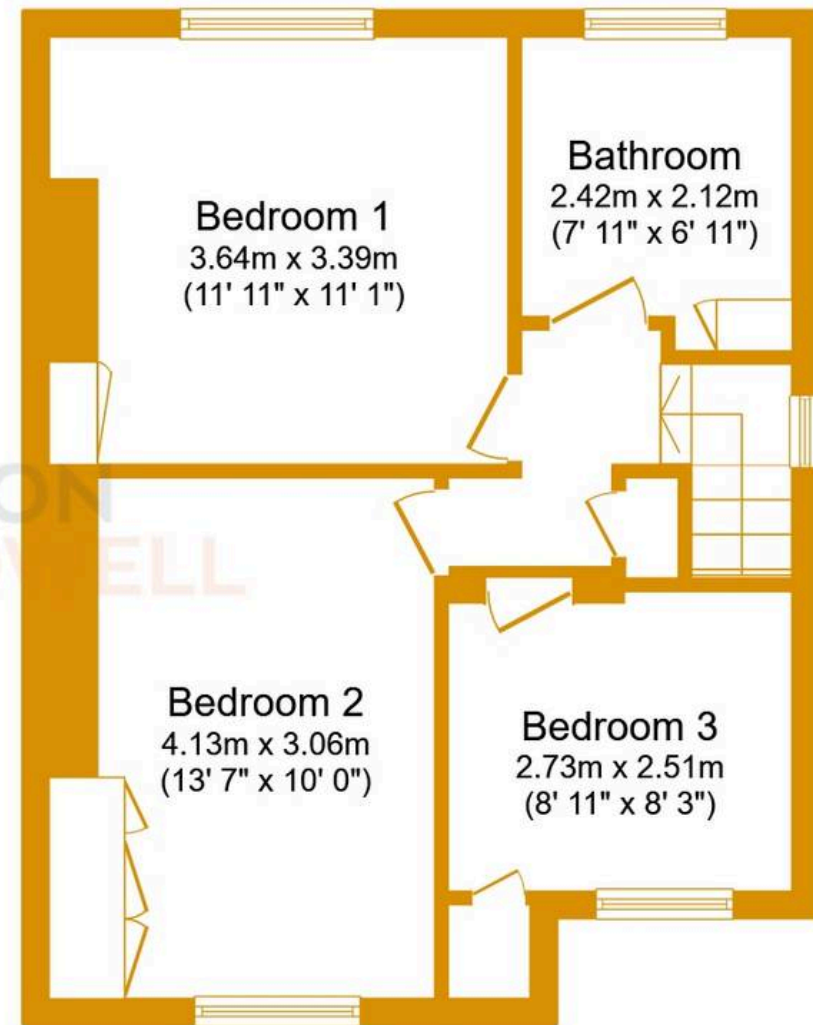
Free Property Valuations

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





Ground Floor



First Floor

Total floor area: 85.6 sq.m. (921 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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