



South Avenue, Leicester Forest East,
LE3



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£250,000



Key Features

- Three practical bedrooms
- Traditional semi detached home
- Available with no upward chain
- Ideal for families, being within walking distance to local schooling
- Off road parking & brick built garage
- Gas central heating
- EPC rating TBC
- Freehold





Ideal for growing families in search of a well proportioned home with amazing potential to add your own stamp, fall in love with this traditional three bedroom semi detached home available with no upward chain. The gas centrally heated accommodation includes an entrance hallway with storage, through lounge diner and kitchen. Upstairs you will find three bedrooms and bathroom, all set within a plot affording parking to the front, garage and a larger than normal garden to the rear. Perfectly positioned for easy access to major road links as well as being within walking distance to Fossebrook Primary School, an early viewing is strongly recommended to avoid disappointment.

Step inside your new home

Upon entering the property, you are welcomed into an entrance hallway providing access to the ground floor accommodation, with a staircase rising to the first floor and two useful storage cupboards.

The full-length reception room offers space for both dining and seating areas, with carpeted flooring and built-in shelving.

Completing the ground floor, the kitchen is fitted with a range of wall and base units with complementary roll-edge work surfaces. There is space for a cooker and additional appliances, and a door providing access to the garden.

Moving upstairs

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The landing also serves access to the bathroom fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiled surrounds and a built in cupboard housing the boiler.

Outside

To the front of the accommodation is a driveway providing off road parking leading alongside the property to the single garage. Gated access leads to the larger than normal rear

garden being mainly laid to lawn and features a patio area perfect for outdoor sitting. With a variety of plants and shrubs and access to a useful store.

Location

Leicester Forest East is a sought-after suburban area situated to the west of Leicester, offering an excellent balance of convenient city access and a peaceful residential setting. The area benefits from a range of local amenities including shops, cafes, parks, and well-regarded schools, making it ideal for families and professionals alike. Commuters enjoy easy access to the M1 and M69 motorways, while regular bus services provide straightforward routes into Leicester city centre. With a friendly community atmosphere and plenty of green space, Leicester Forest East remains one of the area's most desirable places to live.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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 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.”

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 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.

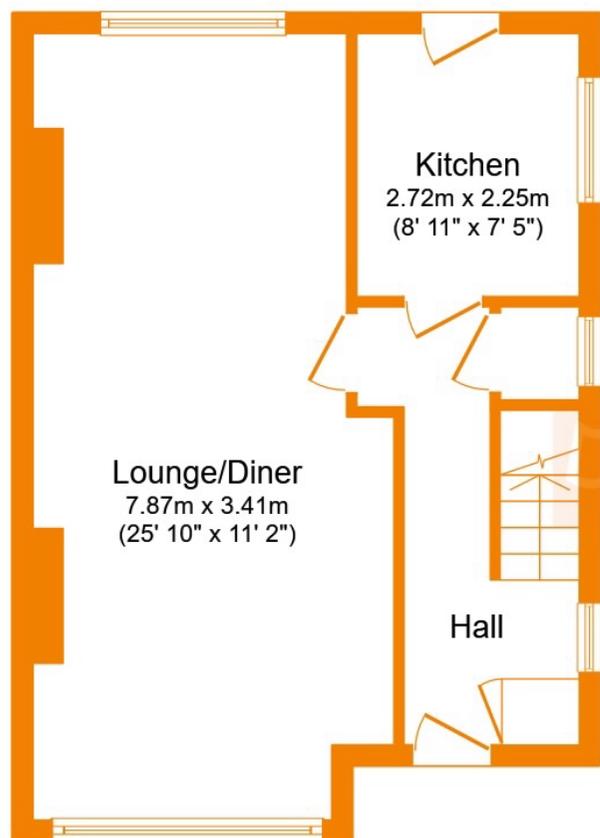
Free Property Valuations

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





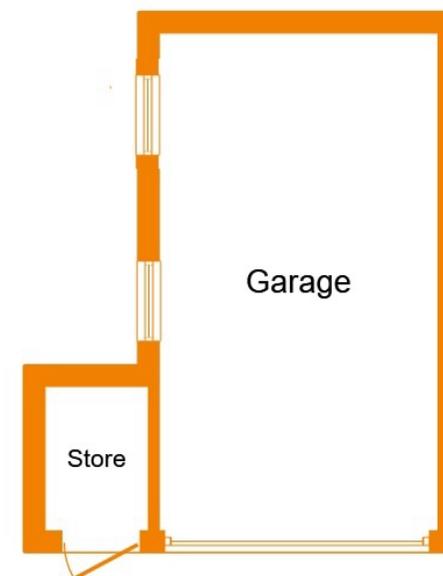




Ground Floor



First Floor



Outbuilding

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