



Packer Avenue, Leicester Forest East,  
LE3



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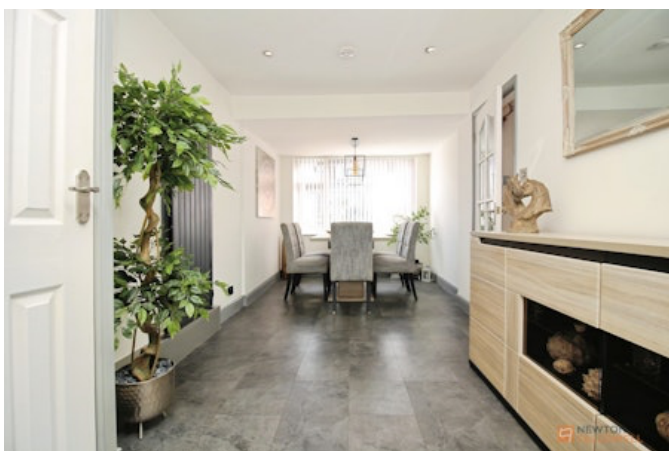
£300,000



## Key Features

- Three well proportioned bedrooms
- Semi detached family home
- Open plan kitchen diner
- Popular & convenient residential location
- Landscaped rear garden
- Gas central heating & double glazing
- EPC rating TBC
- Freehold





Ideally positioned for easy access to the M1, M69 and City Centre, Newton Fallowell are excited to offer buyers the chance to purchase this three bedroom semi detached property perfect for growing families or first time buyers in search of a well proportioned accommodation across two floors. Walk in and be surprised, the gas centrally heated and double glazed layout includes an entrance porch, lounge and modernised open plan kitchen diner, with the first floor offering three well proportioned bedrooms and a contemporary fitted shower room. The plot affords a paved driveway to the front providing off street parking with a landscaped garden to the rear not overlooked from beyond. An early viewing is highly recommended!

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance hall, providing an ideal area for coats and shoes, with a staircase rising to the first floor. A glazed door leads through to the reception room, centred around a feature electric fireplace, with carpeted flooring and a window overlooking the rear aspect.

A particular highlight of the property is the impressive open-plan kitchen/diner, created by a garage conversion to provide excellent family living space. The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, soft-close drawers, and stylish brick-effect tiling. Integrated appliances include a built-in Belling oven, Candy hob with extractor hood, Candy microwave, and dishwasher, along with space for a fridge/freezer and a sink with drainer. French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

### Moving upstairs

Moving upstairs you will find three well proportioned bedrooms, one of which benefits from having built in wardrobes. Another focal point of the home is the modernised shower room fitted with a three piece suite comprising a walk in shower, wash hand basin with storage

beneath, wc, with complementary tiled surrounds, illuminated mirror and a heated towel rail. The landing also provides access to two useful storage cupboards and access to the loft space housing the Worcester Bosch boiler.

### Outside

The property benefits from a paved driveway to the front, providing convenient off-road parking. Gated side access leads to a landscaped rear garden, thoughtfully designed for low maintenance and ideal for outdoor seating and entertaining. The garden features a variety of plants and shrubs, with fenced boundaries offering a good degree of privacy.

### Location

Packer Avenue is a residential street in Leicester Forest East, a popular suburb to the west of Leicester. The area offers a peaceful, family-friendly setting with mainly semi-detached and detached homes.

It's well connected by road, with easy access to the A47 and M1, making commuting into Leicester or further afield straightforward. Local shops, schools, and parks are close by including Stafford Leys Primary School and Forest East Park giving residents a good balance of convenience and community.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

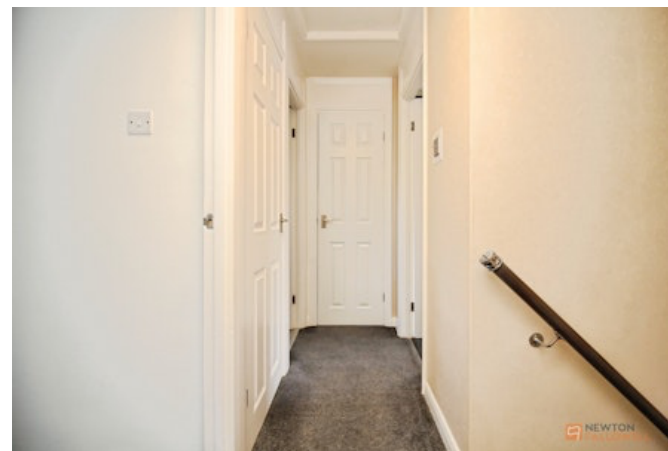
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to



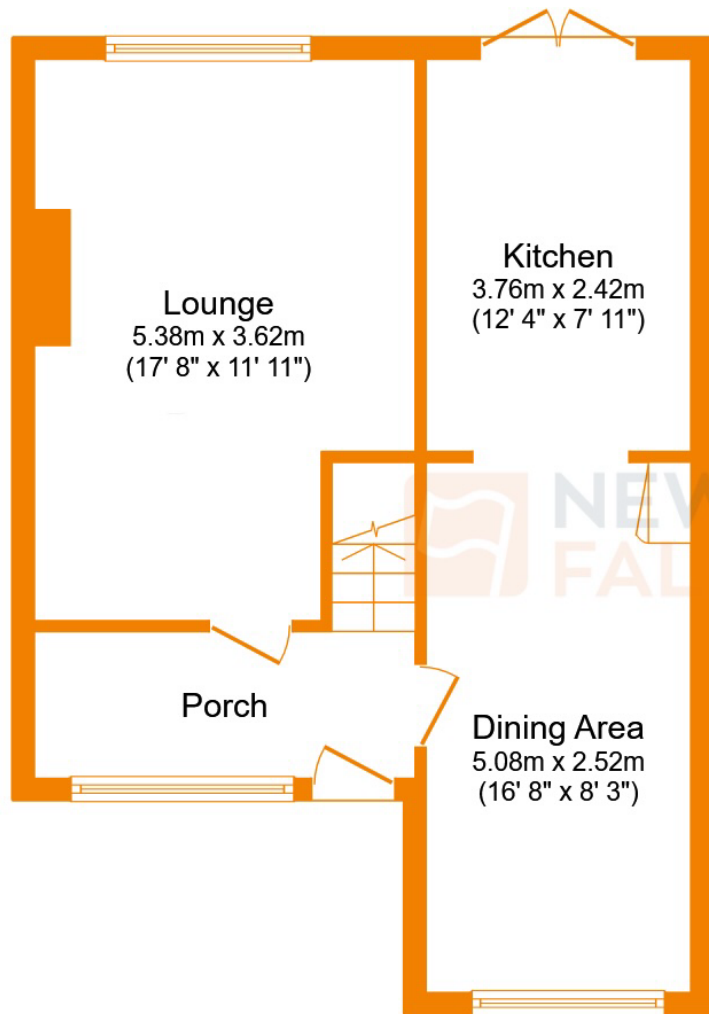
help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property.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







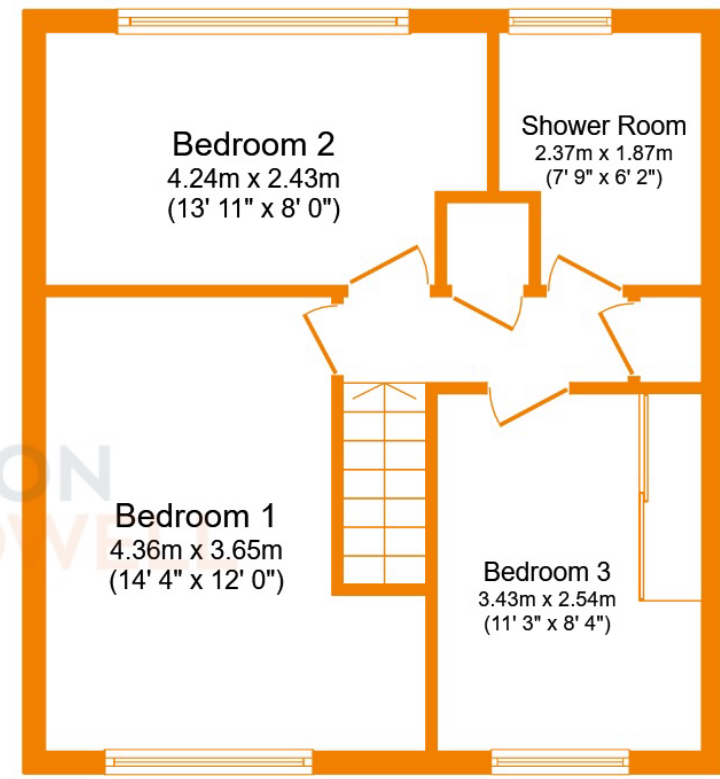
**Lounge**  
5.38m x 3.62m  
(17' 8" x 11' 11")

**Kitchen**  
3.76m x 2.42m  
(12' 4" x 7' 11")

**Porch**

**Dining Area**  
5.08m x 2.52m  
(16' 8" x 8' 3")

**Ground Floor**



**Bedroom 2**  
4.24m x 2.43m  
(13' 11" x 8' 0")

**Shower Room**  
2.37m x 1.87m  
(7' 9" x 6' 2")

**Bedroom 1**  
4.36m x 3.65m  
(14' 4" x 12' 0")

**Bedroom 3**  
3.43m x 2.54m  
(11' 3" x 8' 4")

**First Floor**

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)



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