



Kings Walk, Leicester Forest East, LE3



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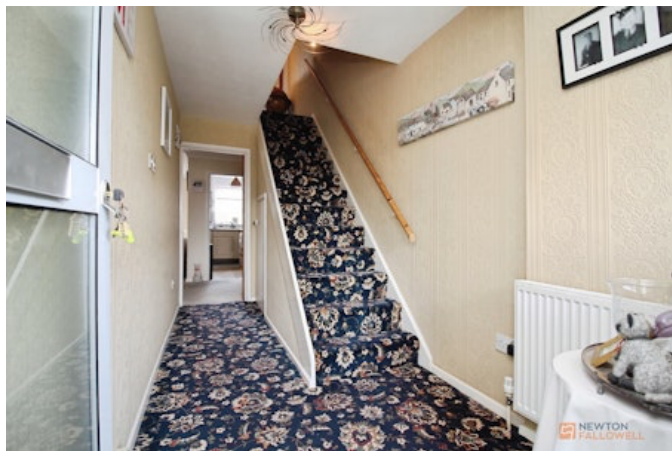
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£220,000



Key Features

- Two double bedrooms
- Mid terrace house
- Available with no upward chain
- Driveway and integral garage with potential for conversion
- Popular & convenient location
- Perfect first purchase
- EPC rating TBC
- Freehold





An ideal property for a first time buyer, investor or family, this two double bedroom mid terrace is situated within close proximity to the local park and enjoys the use of a driveway to the front providing off road parking giving access to an integral garage which boasts the potential to be converted into further downstairs living space subject to necessary consent. The property in our opinion is somewhat larger than the exterior would suggest with the gas centrally heated layout comprising an entrance porch, hallway, kitchen and lounge diner, with the first floor offering two double bedrooms and a shower room. The plot enjoys a garden at the rear. Conveniently located for major road links, an early viewing comes highly recommended to avoid disappointment.

Welcome to your new home

Upon entry to the home you step into the useful porch providing the perfect space for your coats and shoes, with a door leading through to the welcoming entrance hallway with a staircase rising to the first floor and a useful storage cupboard. A door leads through to the reception room offering ample space for both sitting and dining, with patio doors opening out into the garden. The kitchen is fitted with a range of units with complementary roll edge surfaces, built in oven, hob, boiler and space for two under counter appliances.

Moving upstairs

Ascend to the first floor, a carpeted landing serves access to two double bedrooms. The bathroom is fitted with a three piece suite comprising an electric shower, wash basin with storage beneath and WC.

Outside

The plot features a block paved driveway providing off road parking. To the rear is a lawned garden with fencing to boundaries and a patio area adjacent on the home ideal for outdoor sitting and entertaining.

Location

The sought-after suburb of Leicester Forest East is located to the west of the Leicester City centre, approached via the A47 Hinckley Road, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all excellent amenities therein, as well as the market towns of Hinckley and Market Bosworth, the M1/M69 motorway network for travel north, south and west, the East Midlands, Nottingham and Birmingham International Airports, the Charnwood and New National Forests with their many scenic country walks and golf courses, and the Fosse Park and Meridian shopping, entertainment, retail and business centres.

The combined centres of Leicester Forest East and Kirby Muxloe also offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Kirby Muxloe Golf Club.

Tenure & Council Tax

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

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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.

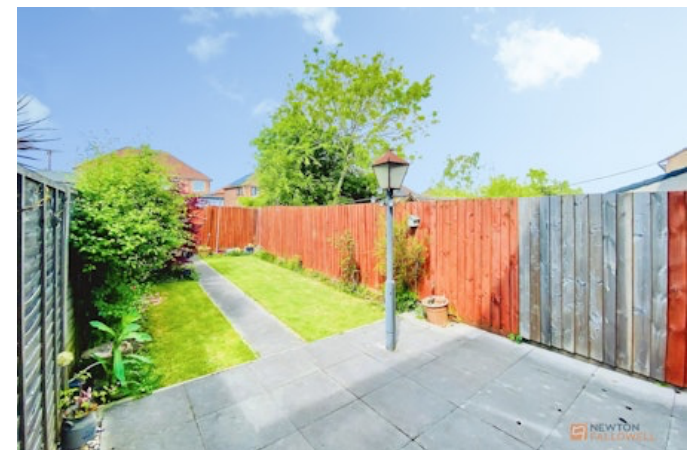


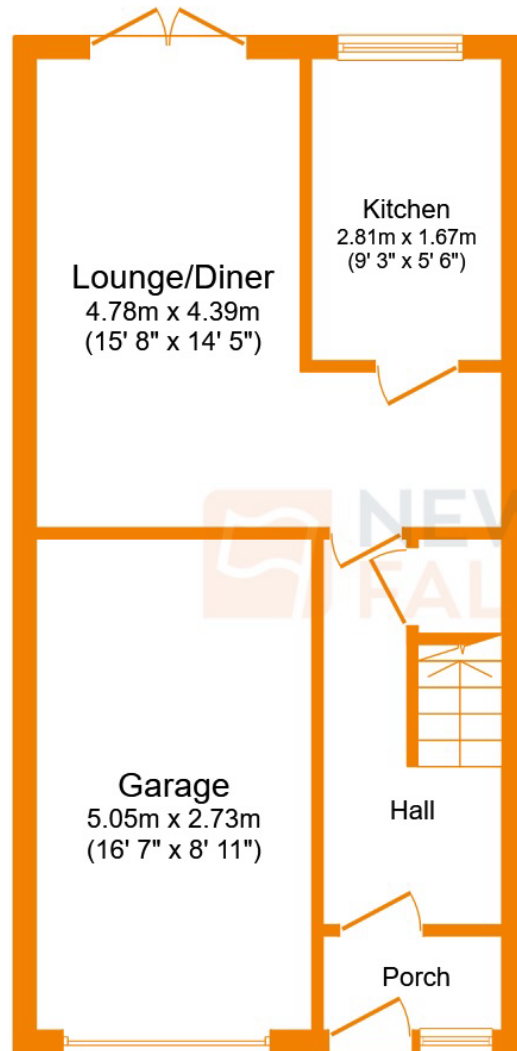
Referrals

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.

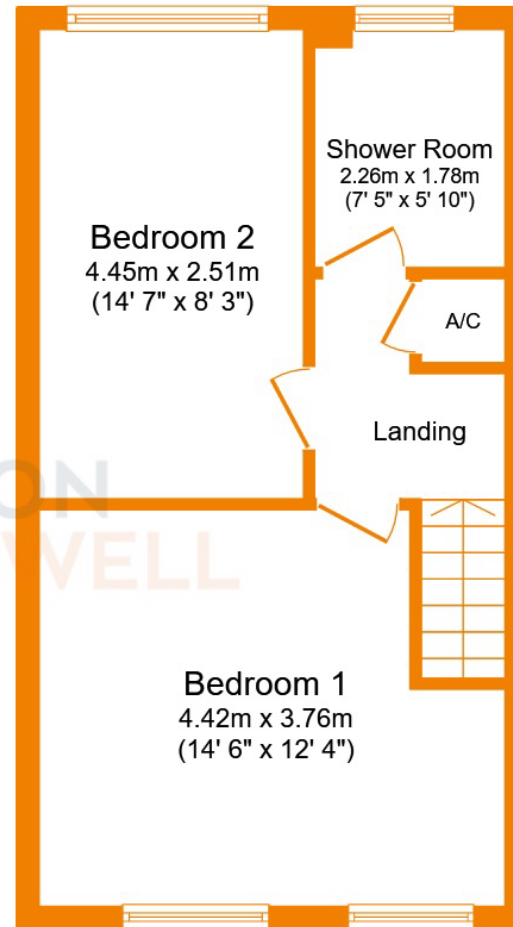
Free Property Valuations

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Ground Floor



First Floor

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