



 NEWTON

36 Jewsbury Way, Braunstone - LE3 3RR

Guide Price £399,950

 **NEWTON FALLOWELL**



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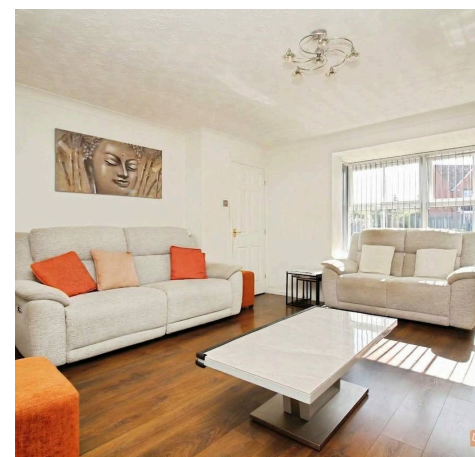
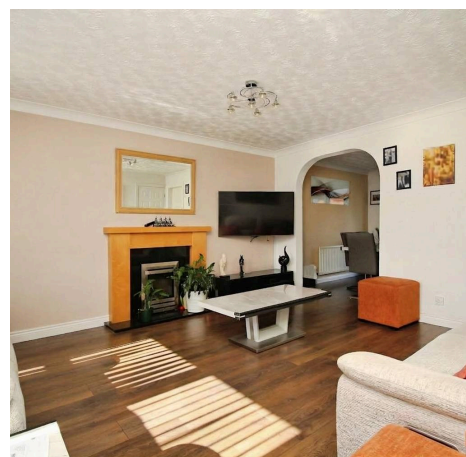
Braunstone, Leicester

DREAM FAMILY HOME! - Occupying a set back position from the road, walk in and be surprised by this well proportioned four detached home perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, lounge through to the dining room, conservatory, modernised kitchen, utility and WC. The first floor offers four bedrooms (the principal bedroom with a contemporary en-suite shower room) and a family shower room. Situated in a popular development ideally located for access to major road links and Fosse Park Shopping, the plot features a driveway, integral garage with a garden to the rear, making for a well rounded family home.

Council Tax band: D

Tenure: Freehold

- Four well proportioned bedrooms
- Detached family home
- Occupying a set back position
- Modern fitted kitchen
- Popular and convenient residential location
- Ideally located for access to the motorway network
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you step into a welcoming entrance lobby, with a staircase rising to the first floor and a door leading through to the principal reception room. This space features wood-effect flooring, is centred around an attractive feature fireplace, and is flooded with natural light courtesy of a walk-in bay window overlooking the front elevation. Open access leads through to the formal dining area, which benefits from patio doors opening into the conservatory. The conservatory enjoys dual-aspect glazing, tiled flooring and a door providing access to the rear garden. The modernised kitchen is fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces, a sink and drainer, built-in double oven, four-ring gas hob with extractor hood above, and space for additional appliances. A door from the kitchen leads through to a useful utility, providing further storage and space for appliances, while also offering convenient WC.

Moving upstairs

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, comprising a shower enclosure, wash basin with useful storage beneath and WC, complemented by tiled surrounds. Completing the first floor is the family shower room, fitted with a walk-in shower, wash basin and WC, together with an illuminated mirror.

Outside

The accommodation is set back from the road and is accessed via a driveway shared by neighbouring properties. The front offers parking with access to an integral garage measuring 5.30m x 2.64m and boasting light and power. Gated access to the side leads to the rear garden, enclosed by fencing and offers both lawn and decked areas.



Location

The sought-after suburb of Thorpe Astley is located to the west of Leicester city centre and is highly regarded for its excellent connectivity and convenience. The area offers easy access to the city centre and its wide range of amenities, along with nearby Junction 21 of the M1/M69 motorway network, providing excellent transport links north, south and west, as well as to East Midlands Airport, Birmingham Airport and Coventry. Residents also benefit from close proximity to Charnwood Forest, renowned for its scenic countryside walks and golf courses. Thorpe Astley is ideally situated just minutes from the popular Fosse Park and Meridian Leisure Park, offering an extensive selection of shopping, dining, entertainment, retail and business facilities.

Tenure & Council Tax

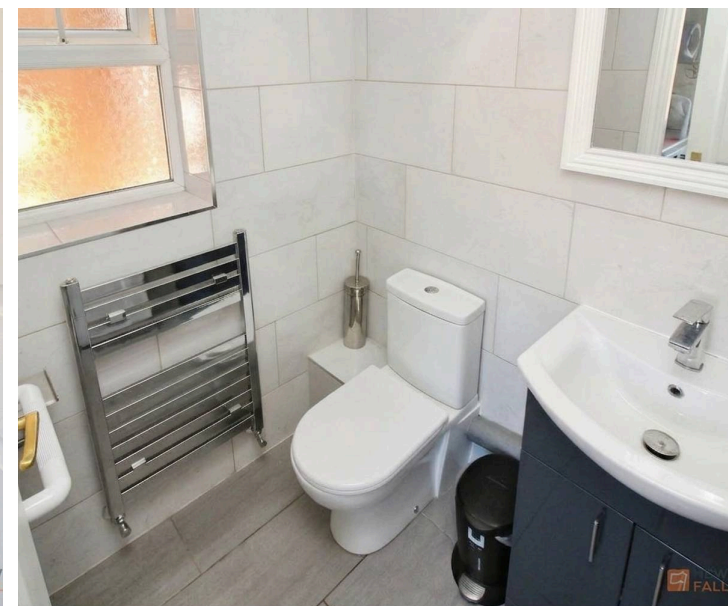
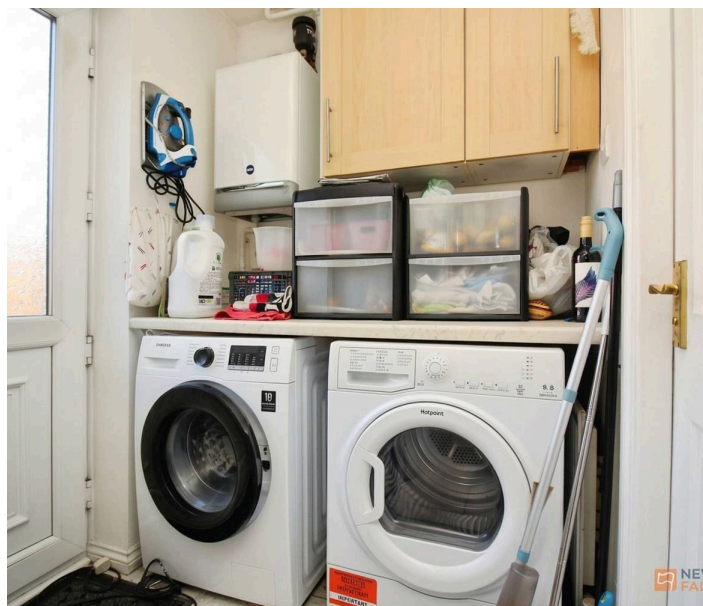
We understand the property to be freehold with vacant possession upon completion. Blaby District - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

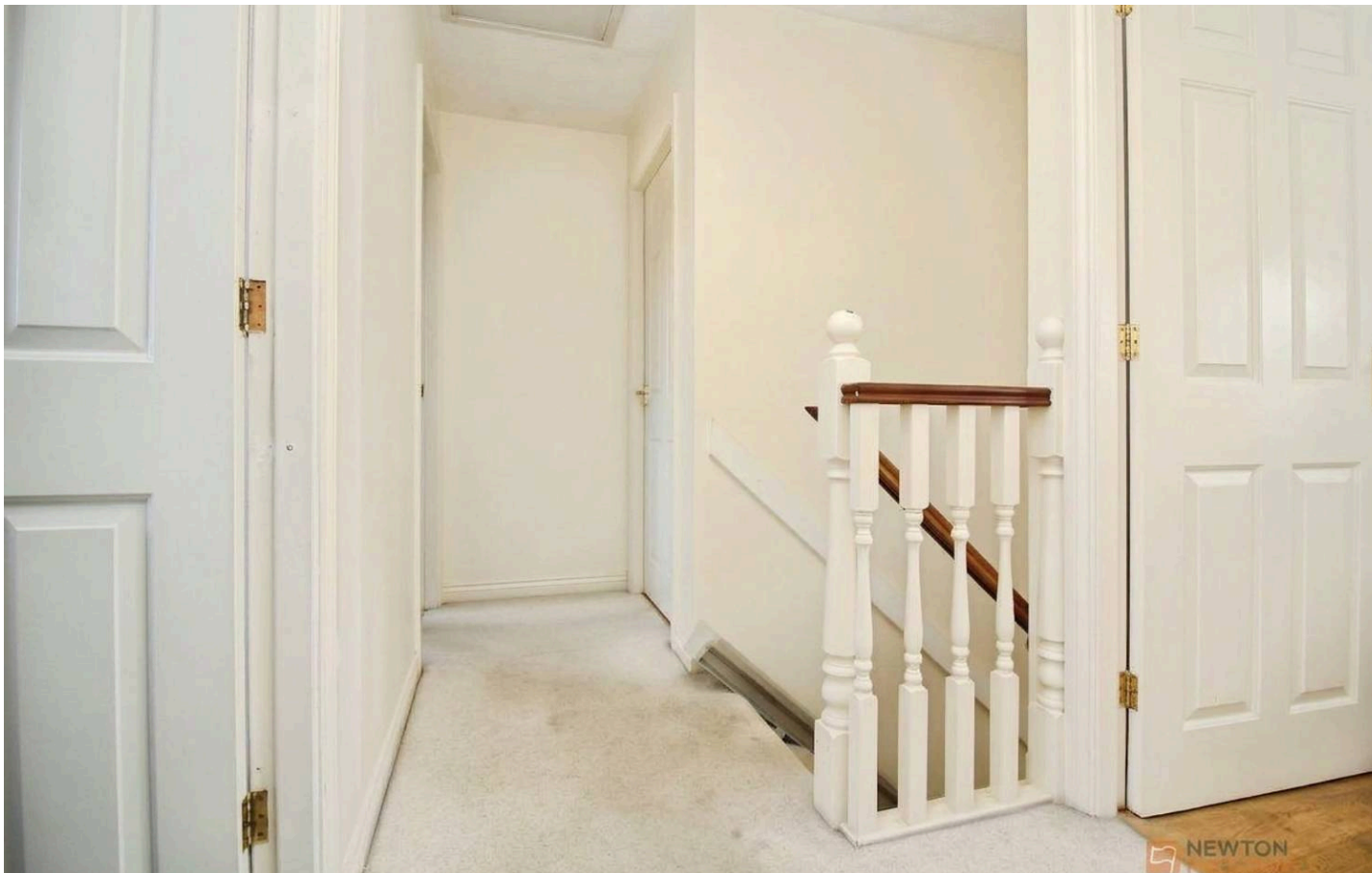
Viewing Arrangements

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.



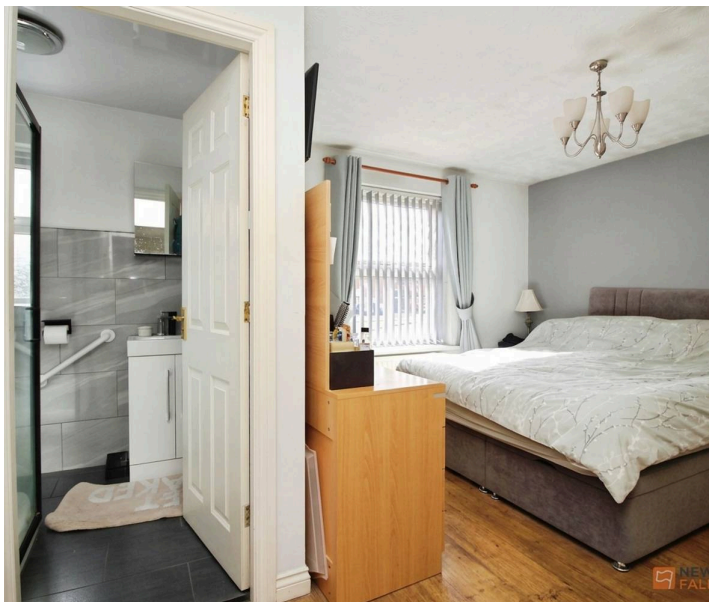


Making an Offer

"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.

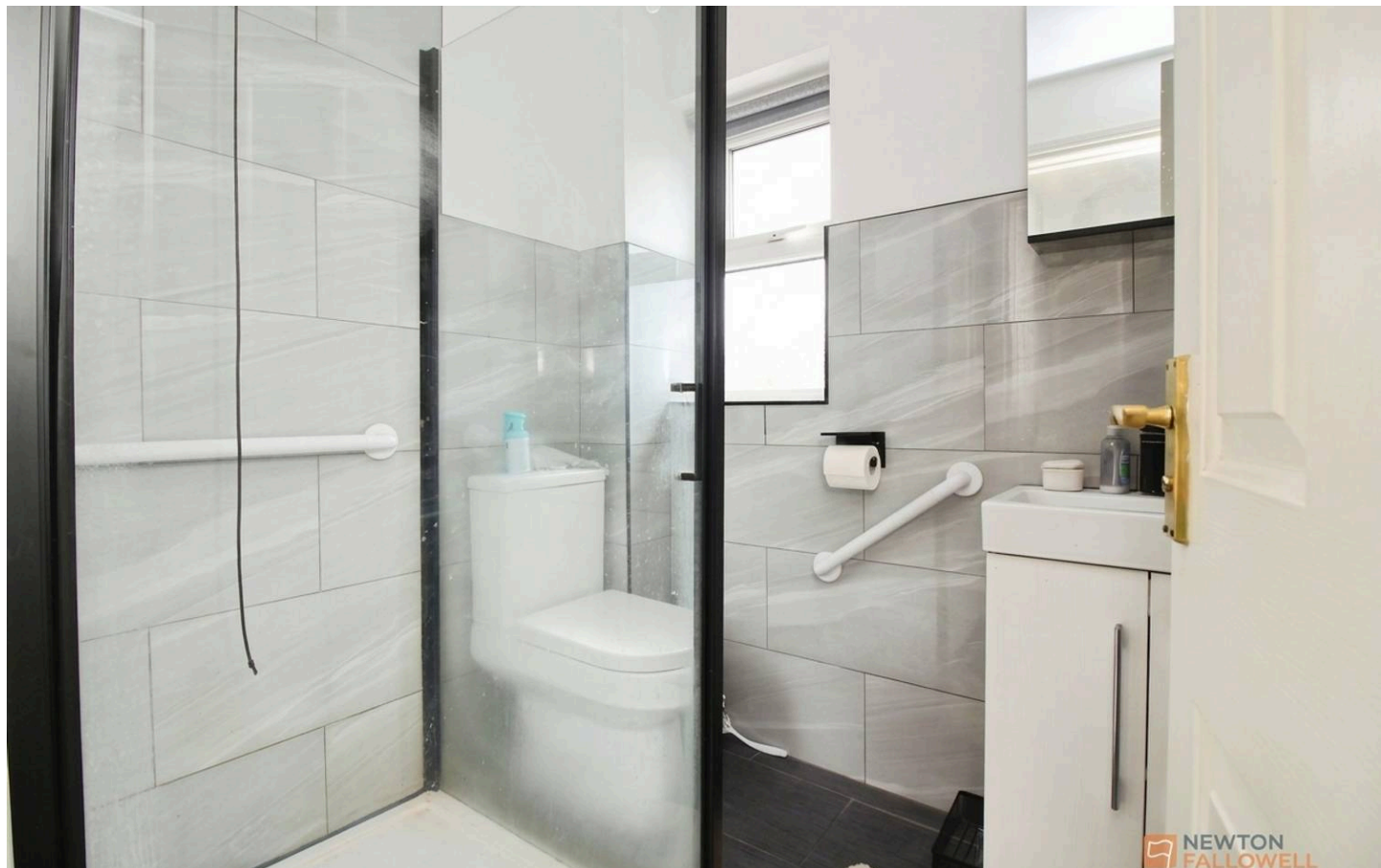


Referrals

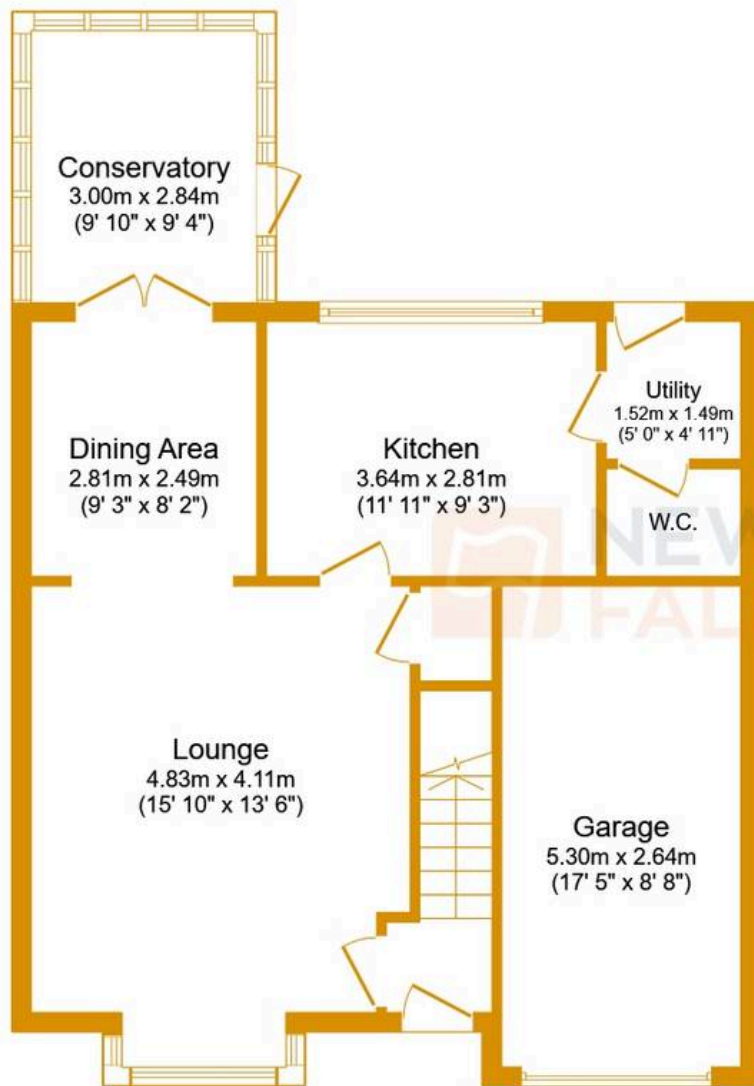
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

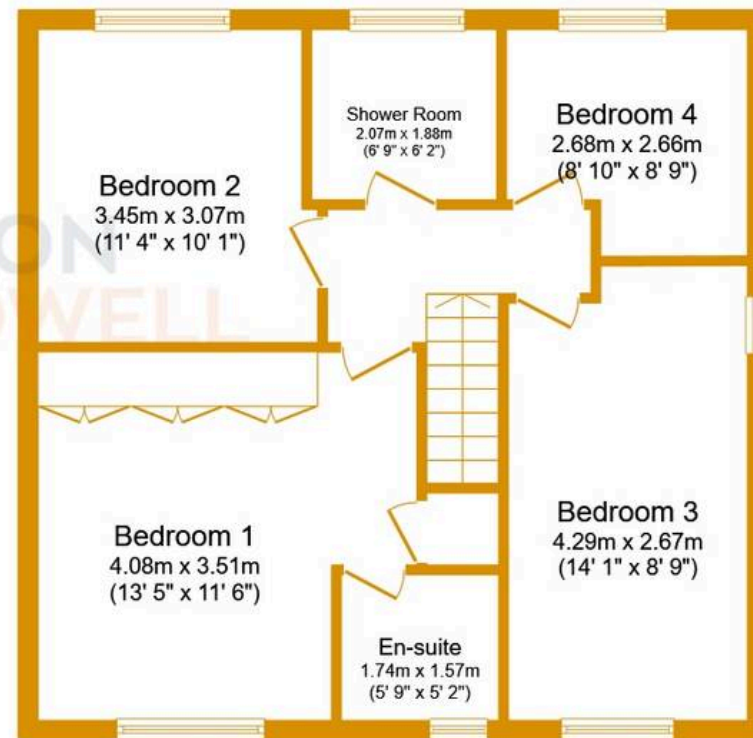
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

Total floor area: 129.7 sq.m. (1,396 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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