



56 Wardens Walk, Leicester Forest East - LE3 3GG

Offers in Region of £269,950

 **NEWTON FALLOWELL**

56 Wardens Walk

Leicester Forest East, Leicester

Perfect for families and offered to the market with no upward chain, this three-bedroom semi-detached home is ideally situated within walking distance to local schooling and amenities. The accommodation comprises a porch, entrance hall, lounge and a kitchen diner ideal for everyday living and entertaining. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front, gated access leading to a garage and a low-maintenance rear garden, perfect for relaxing and outdoor enjoyment. An excellent opportunity for first-time buyers and growing families alike.

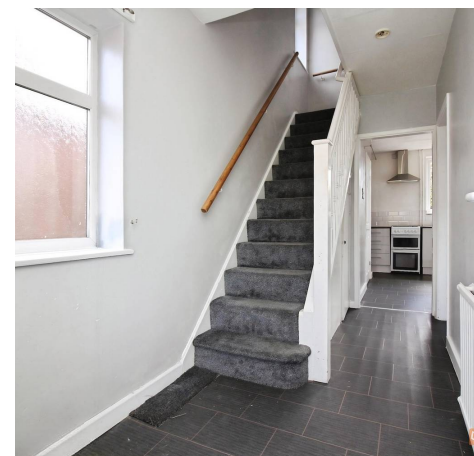
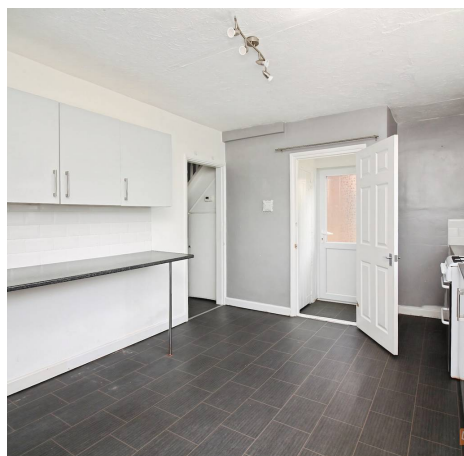
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three well proportioned bedrooms
- Semi detached family home
- Within walking distance to local schooling
- Available with no upward chain
- Driveway and single garage
- Open plan kitchen diner
- Need independent mortgage advice?
- Tenure - Freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Step into your new home

As you enter the home, you are welcomed into a porch with an internal door leading to the inviting hallway, where a staircase rises to the first floor. The reception room features carpeted flooring and a window overlooking the front aspect, creating a comfortable living space. To the rear, the open-plan kitchen diner is bright and airy, benefitting from an abundance of natural light. It is fitted with a range of wall and base units complemented by roll-edge work surfaces, and includes a sink with drainer, cooker with fitted hood, wall-mounted boiler, and space for additional appliances. A useful side lobby provides a built-in pantry for extra storage, along with a convenient side access door.

Moving Upstairs

Ascend to the first floor, a carpeted landing serves access to three bedrooms, two of which are comfortable doubles. The family bathroom completes the first floor and is fitted with a three piece suite comprising a bath with shower, wash basin and WC, with complementary tiling.

Outside

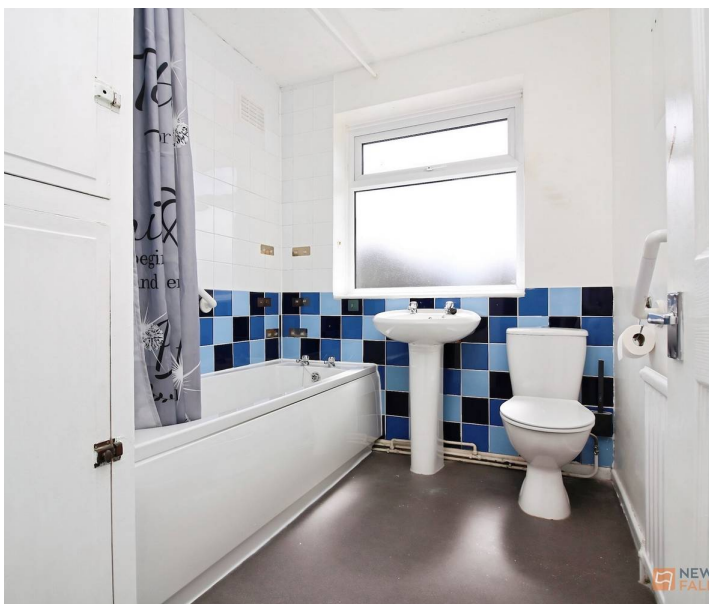
The plot offers a driveway to the front providing off road parking, with gated access leading alongside the property to the single garage. The rear garden is arranged for low maintenance, with fencing to boundaries.

Tenure & Council Tax

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

Viewings

Viewings are strictly by appointment only.



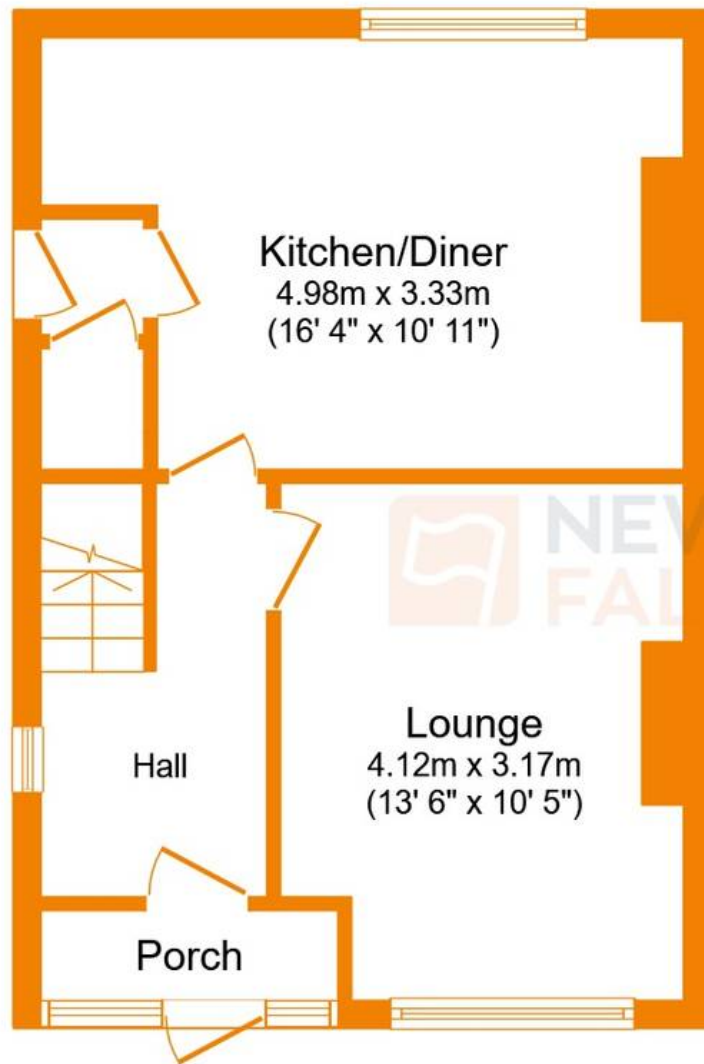
Making an Offer

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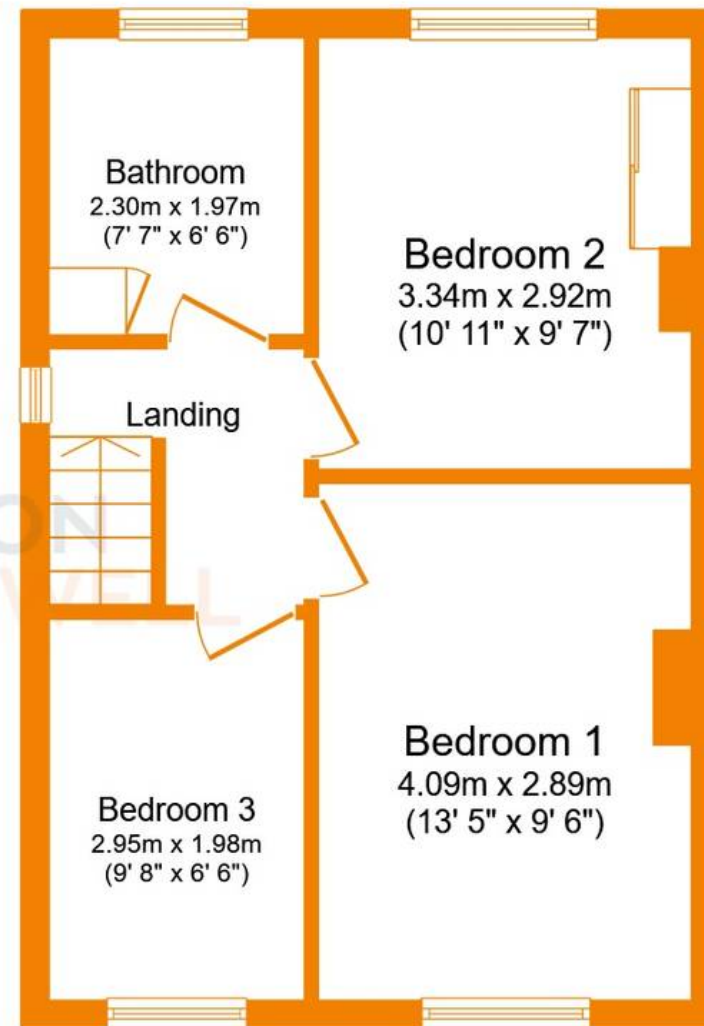
Agents Note

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Ground Floor



First Floor

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