



 NEWTON

119 Ainsdale Road, Leicester - LE3 0UE
£269,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

119 Ainsdale Road

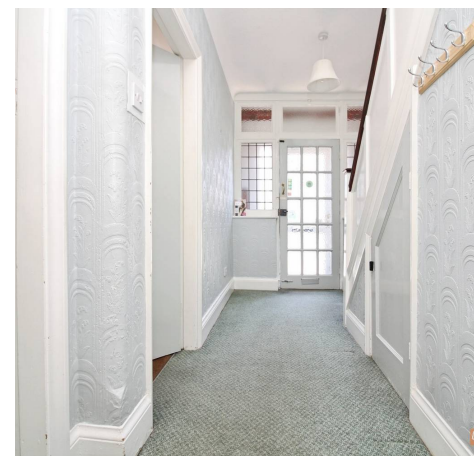
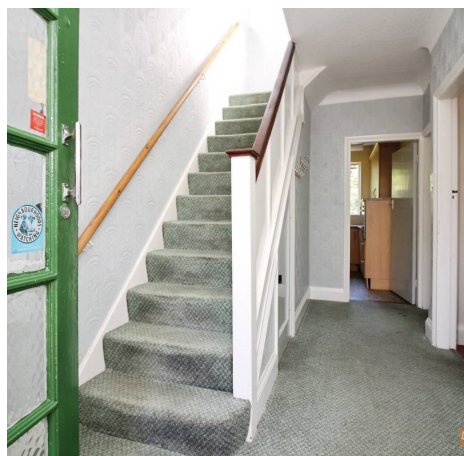
Leicester

Available with no upward chain and having been occupied by the same family for 45 years, fall in love with this traditional three bedroomed bay fronted semi detached home perfect for growing families in search of a well proportioned accommodation across two floors. Requiring modernisation but boasting amazing potential, the property in more detail comprises of an entrance porch and hall, two reception rooms, kitchen, rear lobby with useful storage and guest WC. The first floor offers three bedrooms, shower room and separate WC. The plot offers parking to the front giving access to a garage, with a lawned garden to the rear. Conveniently located for access into the city centre and situated within close proximity to local schooling, an immediate viewing comes highly recommended.

Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached home
- Available with no upward chain
- Two reception rooms
- In need of modernisation but boasting amazing potential
- Popular residential location
- Ground floor WC
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

A UPVC double-glazed door opens outwards, providing access to the entrance porch, where a glazed wooden door leads into the welcoming entrance hallway. The hallway features carpet flooring and a staircase rising to the first floor, with useful storage beneath. The primary reception room benefits from a walk-in bay window to the front elevation, allowing an abundance of natural light to fill the room. The second reception room is also presented with carpet flooring and features a walk-in bay window overlooking the rear elevation, together with a door providing direct access to the rear garden. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Features include an inset sink and drainer with mixer tap, along with a built-in oven and hob with extractor hood above. A useful pantry provides additional storage. A side access door leads to a lobby, which provides access to the garage, a useful storage room and a WC.

Moving upstairs

Ascend to the first floor, a carpeted landing provides access to three bedrooms, two of which are comfortable doubles and boast characterful walk in bay windows. Completing the upstairs layout is a shower room fitted with a two piece suite comprising, along with a separate WC found adjacent.

Outside

Situated in a popular location, the property benefits from a paved driveway to the front, providing off-road parking for two cars, together with access to the attached garage, measuring 4.64m x 2.20m with light and power. The rear garden enjoys a particularly private feel, with established trees and mature shrubbery providing a pleasant natural outlook to the borders. The garden is predominantly laid to lawn and also features a paved patio area, ideal for outdoor seating and entertaining.



Location

Ainsdale Road is located within the leafy suburb of Western Park. Local day-to-day shopping can be found along the nearby Hinckley Road, Braunstone Gate and Narborough Road, excellent motorway links with the M1/M69 can be found a short distance away and Fosse Retail Park. There are good public transport links into the city centre, professional quarters and mainline railway station offering access to London St Pancras in just over an hour.

Tenure & Council Tax

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

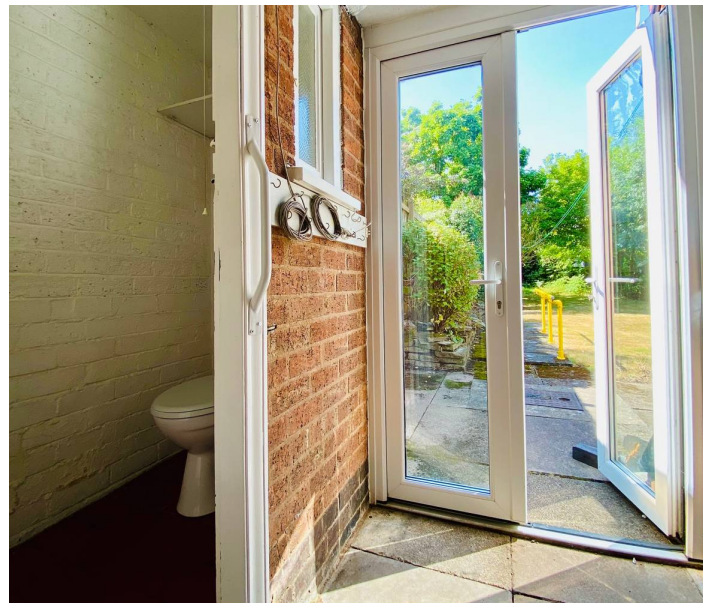
Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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 (Everyone Mortgages) 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're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Ground Floor



First Floor

Total floor area: 113.8 sq.m. (1,225 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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