



Larchwood Close,
Leicester, Leicestershire, LE2 6HZ



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Chain Free £240,000**

Offered with No Upward Chain, this THREE BEDROOM SEMI-DETACHED HOME is an ideal first time buy or investment opportunity set along a quiet cul-de-sac within the popular West Knighton area of Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale this nicely presented home being close to local schools with shops and amenities in easy reach. The accommodation briefly comprises front lounge with stairs to first floor and kitchen/diner to the rear. The first floor offers three bedrooms and a family bathroom. Outside there is a front lawn with three car driveway, the side gate leads to a good size rear garden with paved patio and shed storage.
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Lounge

15'3" x 12'5" (4.66 x 3.80)

Front reception room having hardwood flooring, central heating radiator, gas fireplace, stairs to first floor and double glazed window to the front aspect.



Kitchen/Diner

12'5" x 8'10" (3.79 x 2.70)

Kitchen/diner having wall and base mounted cupboards with worktops over, sink and drainer unit, plumbing for washing machine and dryer, space for freestanding gas cooker and fridge/freezer, vinyl flooring, central heating radiator, double glazed window and door to the rear aspect.

First Floor Landing

Landing area having carpet flooring, loft access, storage cupboard and doors to all rooms.

Bedroom One

12'7" x 9'1" (3.86 x 2.77)

Double bedroom having hardwood flooring, central heating radiator, double glazed window to the front aspect.

Bedroom Two

12'4" x 7'9" (3.76 x 2.37)

Double bedroom having central heating radiator, hardwood flooring and double glazed window to the rear aspect.

Bedroom Three

7'4" x 5'10" (2.24 x 1.80)

Third bedroom having hardwood flooring, central heating radiator and double glazed window to the front aspect.

Bathroom

Fitted suite comprising bath with handheld shower, low level flush w/c, pedestal wash hand basin, laminate flooring, part tiled walls, central heating radiator and double glazed window to the rear aspect.

Outside

Three car driveway with front lawn, side gate leading to a rear garden with paved patio, lawn, shed storage and fenced boundaries.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Leicester City Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

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, floor plans 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

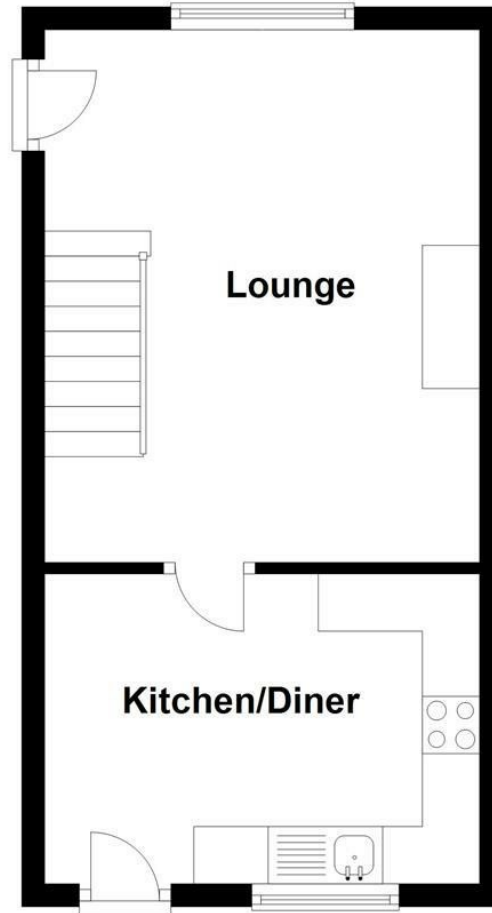


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

