



NEWTON

Thorntree Close, Leicester - LE3 9QS
£315,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

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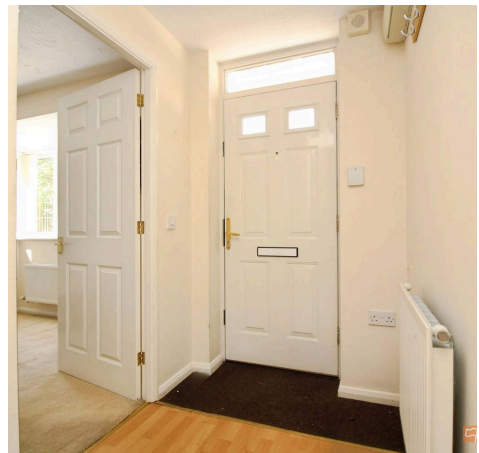
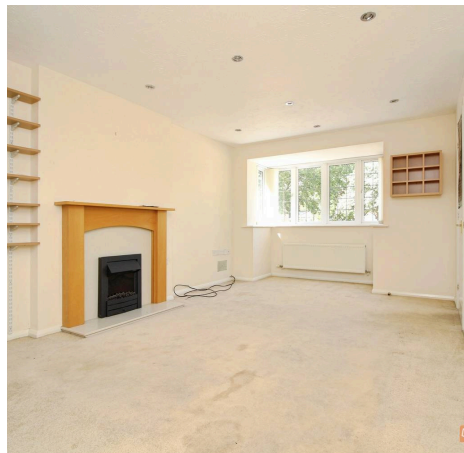
Thorn tree Close, Bradgate Heights

Leicester

Newton Fallowell are proud to present to the market this detached family home built by 'David Wilson' which offers accommodation over 2 floors, including three well proportioned bedrooms. The property boasts an attached garage as well as a mainly laid to lawn garden. Benefiting from gas central heating and double glazing, the well proportioned accommodation itself comprises an entrance hall, two reception rooms, ground floor WC and kitchen. The first floor offers three bedrooms (main bedroom with walk in wardrobe and en-suite shower room) and a family bathroom. Ideally suited to growing families and available with no upward chain, this home is in an increasingly popular location being conveniently positioned for easy access to the motorway network, Beaumont Shopping Centre and Glenfield Hospital and therefore an immediate viewing comes highly recommend to avoid disappointment. EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms, master with walk in wardrobe and en-suite
- Detached family home
- Sought after cul de sac position
- Conveniently located for access to Glenfield hospital and major road links
- Available with no upward chain
- Downstairs WC
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into an entrance hall, where a staircase rises to the first floor. A door leads into the reception room, centred around a feature fireplace and filled with natural light from a walk-in bay window to the front elevation. An inner lobby provides access to a convenient guest WC and the second reception room, which offers an ideal setting for formal dining. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. The dining room flows effortlessly into the well-appointed kitchen, fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven, hob with extractor hood, and a sink with drainer, while there is also space for additional freestanding appliances.

Moving upstairs

Ascending to the first floor, the carpeted landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, appointed with a three-piece suite. Bedroom two also enjoys the convenience of built-in wardrobes, offering excellent storage. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC, complemented by tiled surrounds.

Outside

Occupying a tucked-away position within a quiet cul-de-sac, the property enjoys an attractive frontage with a driveway providing off-road parking and access to the attached garage. To the rear, the enclosed garden is predominantly laid to lawn and features a paved patio immediately adjoining the property, creating the perfect space for outdoor dining, entertaining and relaxing. A personnel door from the garage also provides convenient access to the garden.



Location

The property is ideally situated for Glenfield General Hospital, also convenient for nearby County Hall, and ideally located for the commuter, with easy access to Junction 21a of the M1 and Western Bypass. Comprehensive shopping facilities at Beaumont Leys Shopping Centre, further shopping and supermarket facilities at Fosse Park Shopping Centre, recreational and leisure facilities at New Parks Leisure Centre, and Beaumont Leys Leisure Centre with the National Space Centre conveniently located.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - 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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

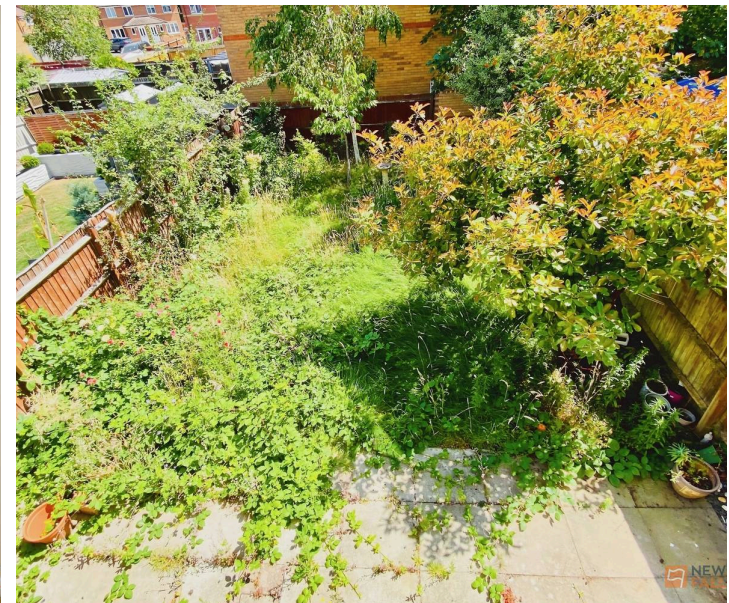


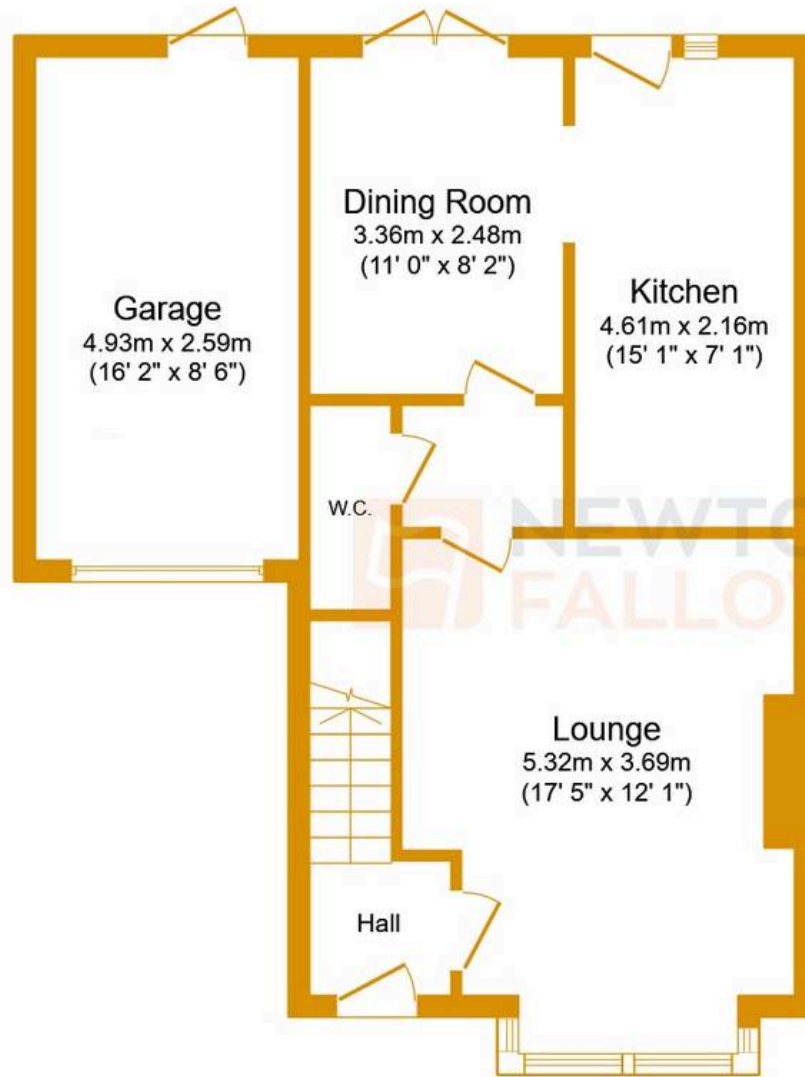
Referrals

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.

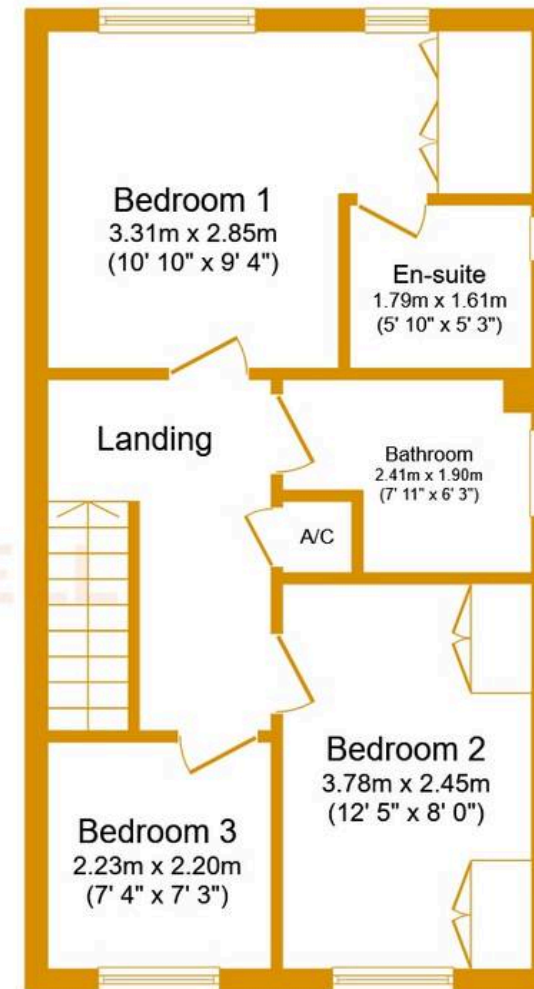
Thinking of Selling?

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: 101.8 sq.m. (1,095 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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