

30 Swallowdale Drive, Leicester - LE4 1EA

Offers Over £250,000

NEWTON FALLOWELL

The Property Ombudsman

30 Swallowdale Drive

Leicester

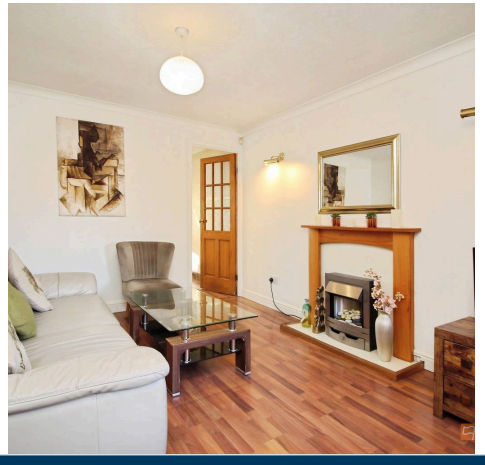
DREAM FIRST BUY! - Occupying a tucked away position, fall in love with this two bedroom semi-detached home perfect for first time buyers or families in search of a well proportioned home in a popular residential location within walking distance to local schooling & Castle Hill Country Park. Benefiting from gas central heating (Boiler Fitted 2022) and double glazed windows, the layout includes an entrance hall, lounge and an open plan kitchen diner. A conservatory extension completes the ground floor. Two well proportioned bedrooms can be found on the first floor as well as a bathroom. The plot offers a driveway to the front providing off road parking for multiple cars with timber gates, with a lawned garden to the rear. Conveniently located for access to Beaumont Leys Shopping Centre and major road links, an early viewing is highly recommended.

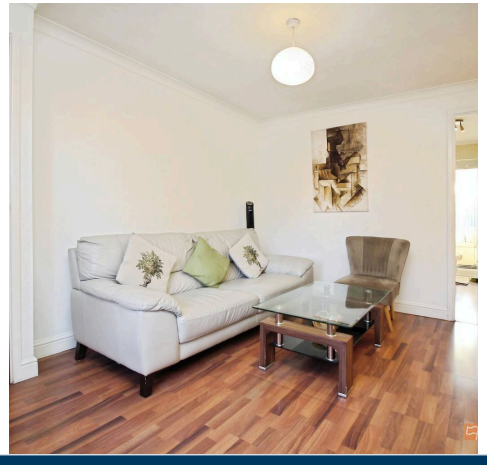
Council Tax band: B

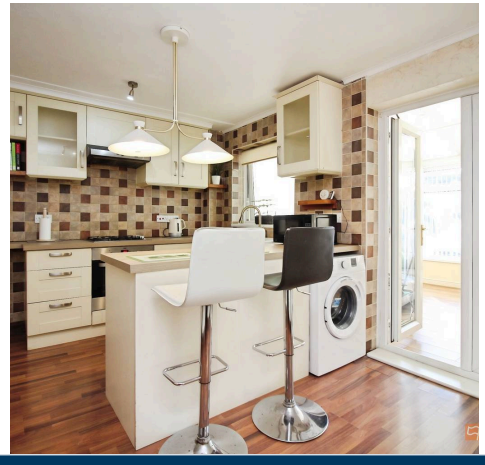
Tenure: Freehold

- Two bedroom semi detached home
- Larger than normal tucked away corner plot
- Ideally located for access to local shopping amenities, schooling and major road links
- Driveway providing parking for multiple cars
- Upgraded central heating boiler (Fitted November 2022)
- Conservatory extension to the rear
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!















Welcome to your new home

Upon entering the property, you are welcomed into the entrance hall, featuring stairs rising to the first floor and access to the reception room, centred around an electric fireplace. The reception room benefits from a front-facing window and wood-effect flooring. A further door leads into the open-plan kitchen/diner, fitted with a range of wall and base units, complementary work surfaces, tiled splashbacks, a Zanussi oven, four-ring gas hob with extractor hood, 1.5 bowl sink and drainer, and a Worcester boiler (fitted November 2022). A particular highlight of the home is the conservatory extension, offering valuable additional living space, ideal for family use or formal dining. Featuring dual-aspect glazing and patio doors opening onto the rear garden.

Moving upstairs

Ascending to the first floor, the landing provides access to two bedrooms and the family bathroom. The principal bedroom is a well-proportioned double, benefitting from built-in wardrobes and two windows overlooking the front elevation. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash basin and WC, along with a heated towel rail.

Outside

Another notable feature of the property is its tucked-away corner plot position, offering a driveway providing parking for multiple vehicles. Gated access leads to the mainly lawned rear garden, which is enclosed by fencing and features a patio area adjoining the property, providing the perfect space for outdoor seating, relaxation and entertaining.

Location

The property occupies a private drive position at the head of a cul-de-sac, within this popular residential development on the outskirts of Leicester. A nearby parade of convenience stores provides everyday amenities, with local bus services also easily accessible. The property is ideally positioned for commuters, with convenient access to the M1 and A46 motorway network, providing links to Leicester, Loughborough and Nottingham. A local primary school is also situated nearby, making this an appealing location for families.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City 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.

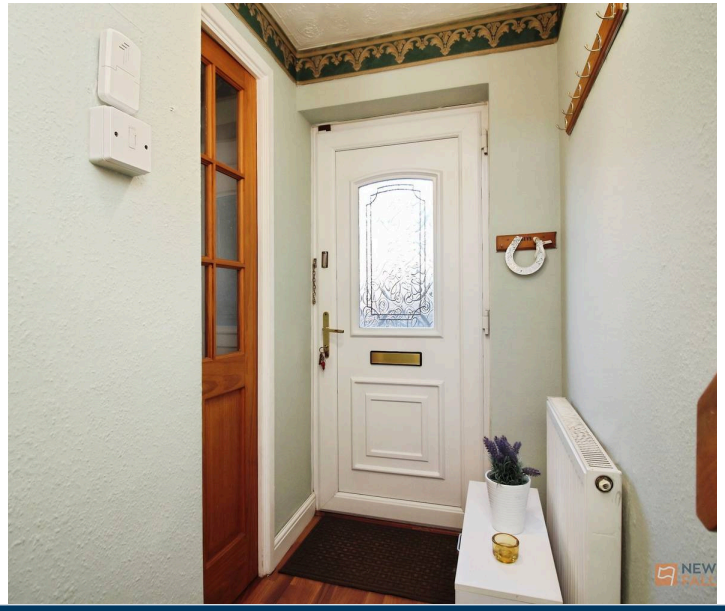
Viewing Arrangements

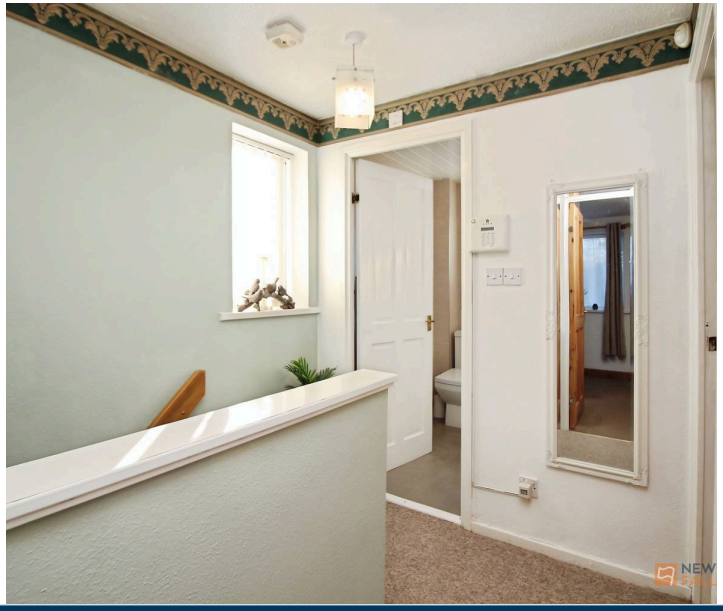
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

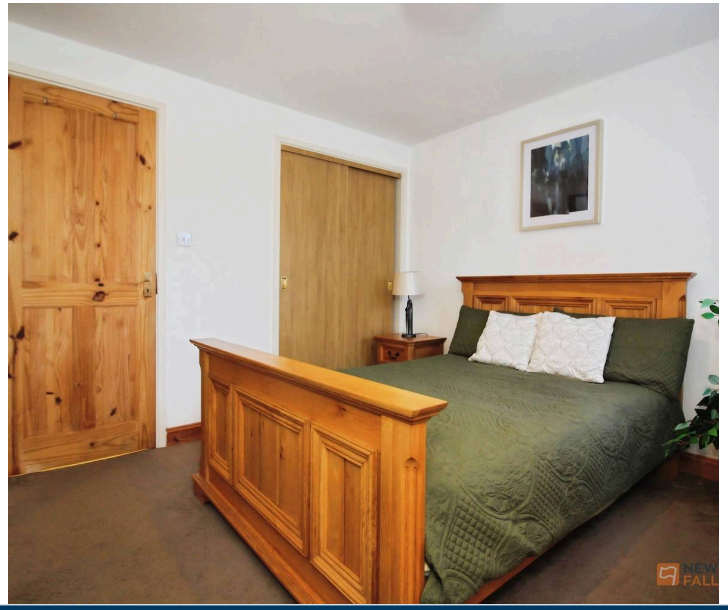
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether 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.













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

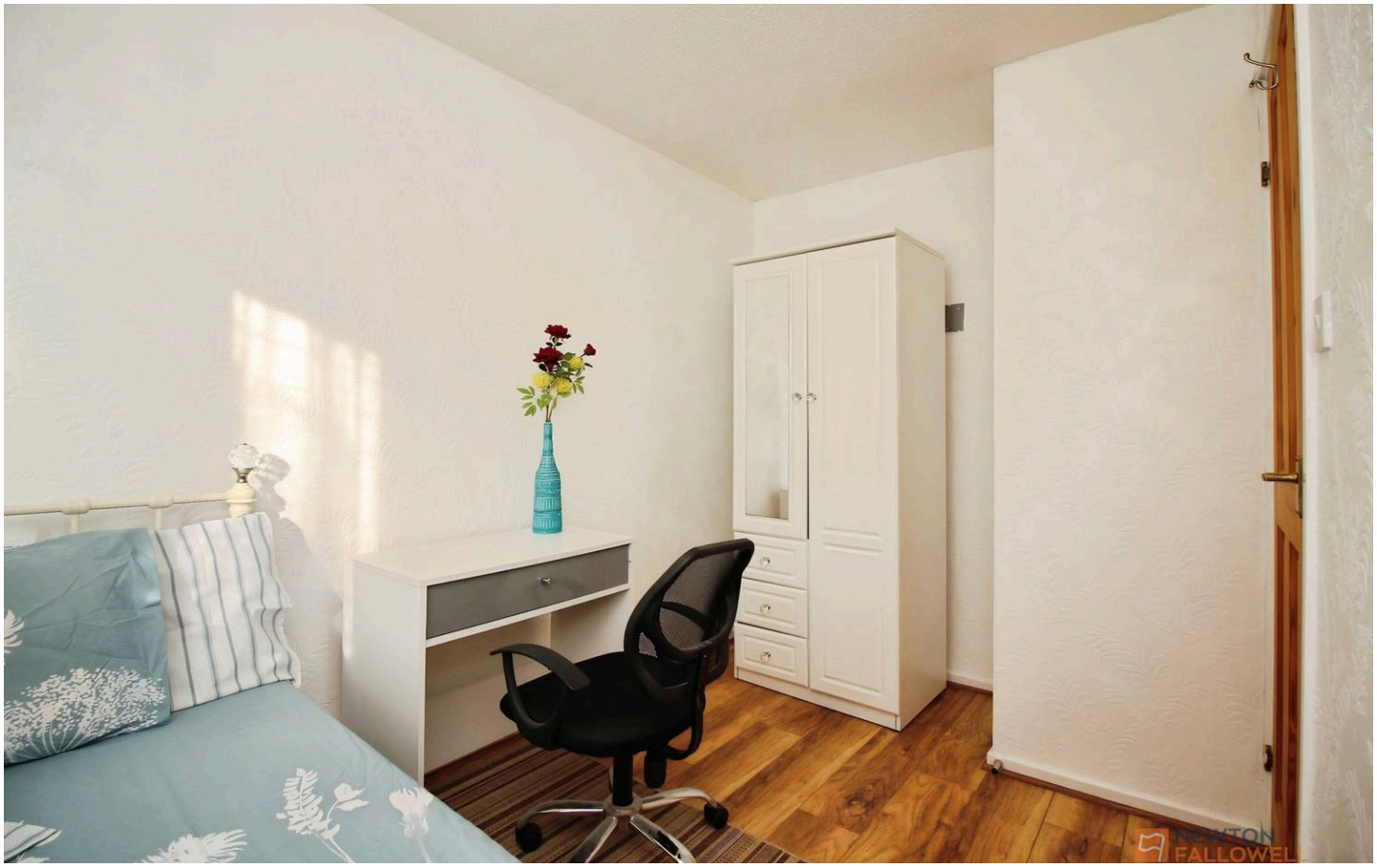
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks."





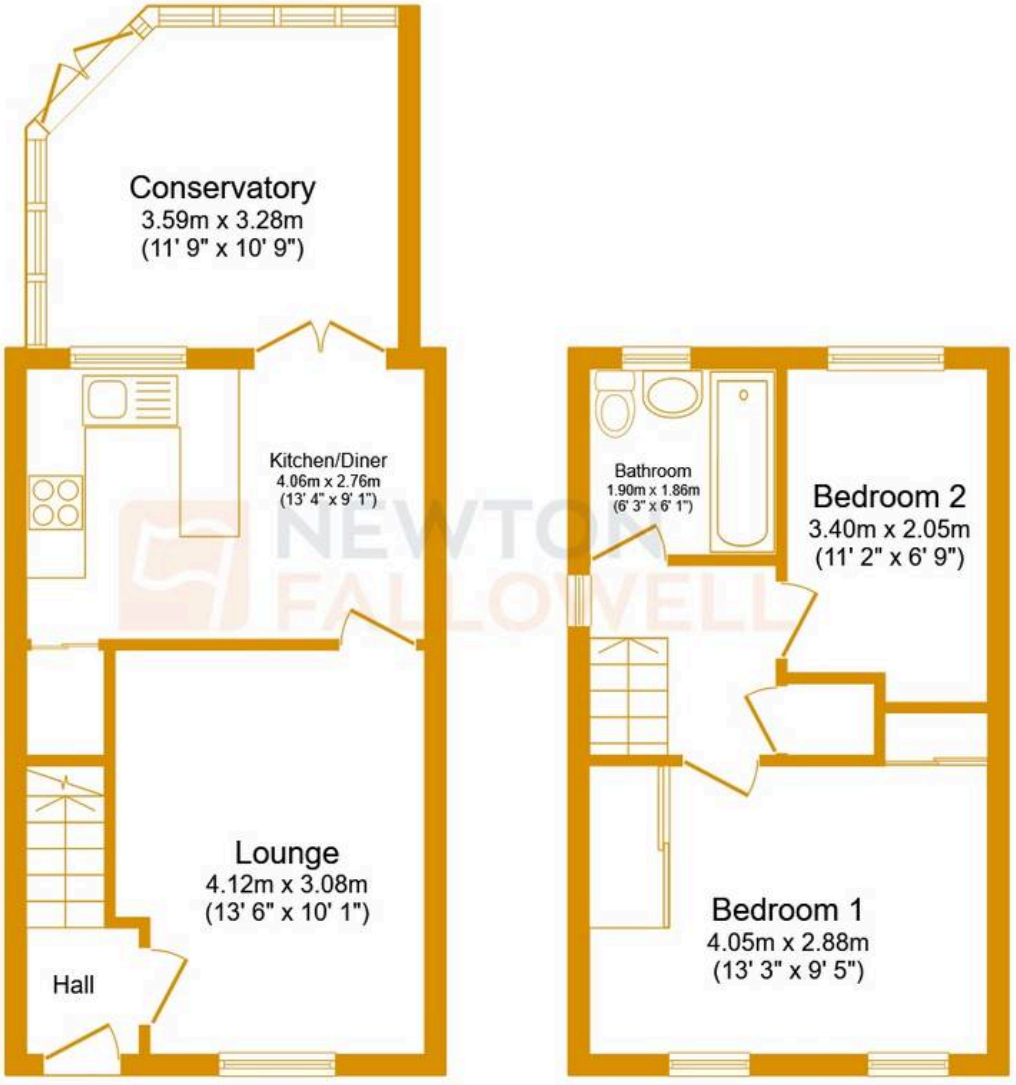








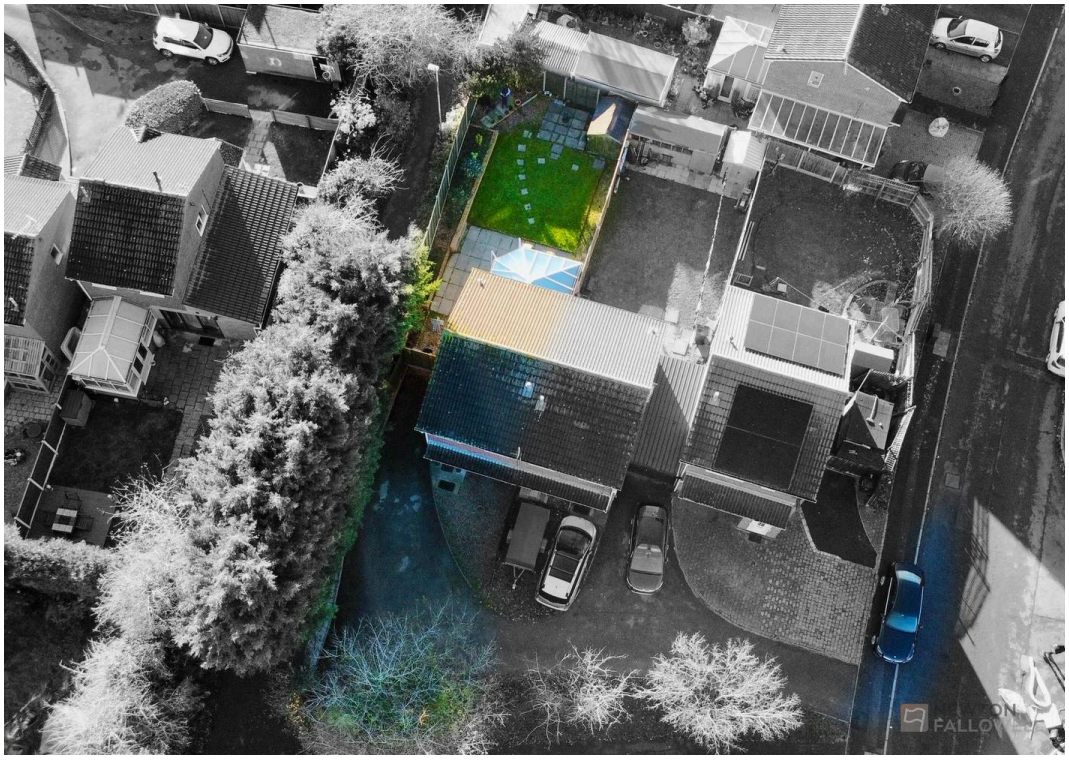




Total floor area: 68.5 sq.m. (738 sq.ft.)

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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APPROVED CODE

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