



Newtown Street, Leicester LE1 6WJ

welcome to

Newtown Street, Leicester

Grade II listed six-bedroom Georgian town house in the New Walk Conservation Area. Offering spacious and versatile accommodation, cellar rooms, a garden room, private walled garden and an abundance of original period features.

Entrance Hall

Door to the front.

Cellar

Cellar rooms, providing excellent storage and potential for a variety of uses, subject to any necessary consents.

Dining/Reception Room

Single glazed window to the front and carpeted.

Sitting Room

Single glazed window to the rear, log burner and carpeted.

Open Plan Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated dishwasher and space for further appliances. Two single glazed windows to the side and door to the garden room.

Garden Room

Double glazed French doors to the side and tiled flooring.

First Floor Landing

Bedroom One

Double glazed window to the rear, storage cupboard, fire place and carpeted.

Bedroom Two

Two single glazed windows to the front and hardwood flooring.

Shower Room

Double glazed window to the side, shower cubicle, WC and hand wash basin.

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Single glazed window to the side, WC and hand wash basin.

Bathroom

Double glazed window to the rear, bath and hand wash basin.

Second Floor Landing

Bedroom Three

Double glazed window to the rear, storage cupboard and hardwood flooring.

Bedroom Four

Single glazed window to the front, storage cupboard and hardwood flooring.

Bedroom Five

Single glazed window to the front and carpeted.

Third Floor Landing

Bedroom Six

Single glazed window to the rear, velux window and carpeted.

Rear Of Property

To the rear of the property is a walled enclosed low-maintenance garden with gated access to covered shared entrance leading to front of property.

Parking

The Vendor has advised that residents parking is available at a cost of £25 per annum.





Agent Note

The property is a Grade II listed building and lies within a conservation area. There is also a Tree Preservation Order on all the trees on the property.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Newtown Street, Leicester

- Grade II Listed
- Georgian Townhouse
- Six Bedrooms Over Five Floors
- Wealth of Original Character Features
- Private Walled Garden & Cellar Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£450,000



Total floor area 262.6 m² (2,827 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Property Ref:
LHS120965 - 0003

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