



28 Erdyngton Road, Leicester - LE3 1JF

Guide Price £300,000

 **NEWTON FALLOWELL**

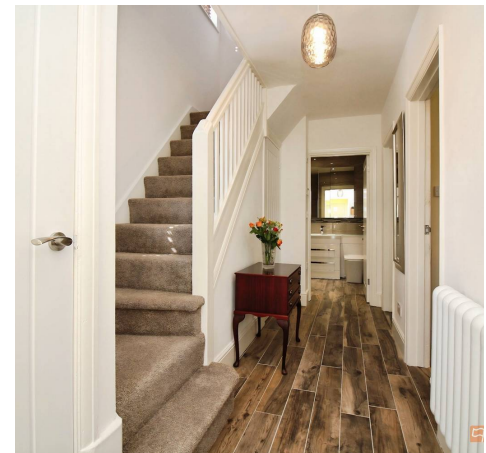
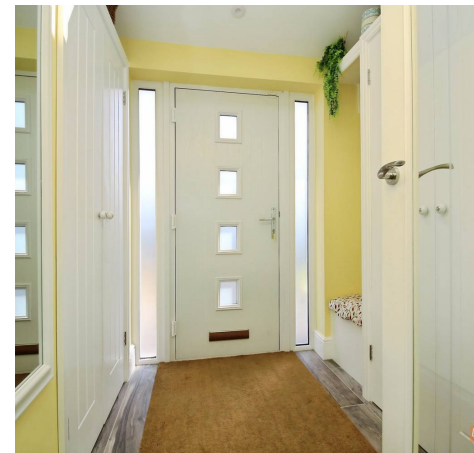
28 Erdyngton Road

Braunstone, Leicester

A much improved and extended family home, ideally positioned in the popular Braunstone area of Leicester. Offering well proportioned and versatile accommodation, the property features a welcoming entrance porch and hallway, reception room, and an impressive open-plan family kitchen/diner with modern fittings, breakfast island, Velux windows, underfloor heating and doors opening onto the garden. A useful study and modern ground-floor shower room complete the ground floor. Upstairs are three bedrooms, including two comfortable doubles, together with a modern family bathroom. Externally, the property occupies a corner plot with a driveway, larger than normal garage and landscaped enclosed garden with paved seating area and established planting. Conveniently located for local amenities, schools, transport links and Leicester city centre. An ideal family home offering excellent space and flexibility.

EPC Energy Efficiency Rating: C

- Three bedroom semi detached family home
- Popular and convenient residential location
- Extended open plan kitchen diner with breakfast island
- Lounge and separate home office
- Landscaped corner plot
- Larger than normal garage with electric door
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

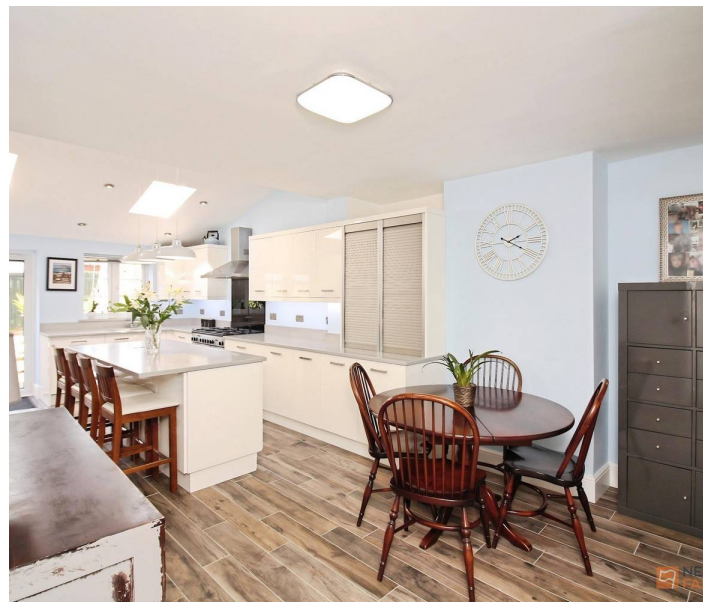
Upon entering, a useful porch extension provides the perfect space for coats and shoes, with PIR, two built-in cupboards and access to the welcoming hallway. The hallway features a staircase to the first floor, storage cupboard, further cupboard with PIR and internal access to the garage, and access to the reception room. Positioned around a feature fireplace, the lounge benefits from carpet flooring and a front-facing window. A particular highlight is the extended open-plan family kitchen/diner, fitted with modern wall and base units, Silestone worktops, soft-close drawers, matching splashbacks, built-in microwave, space for a range cooker with fitted hood, and a sink with boiling tap. A breakfast island, two Velux windows, partial underfloor heating, spotlights and garden doors complete the space. There is also a useful study with underfloor heating. Completing the ground floor is a modern shower room with shower cubicle, wash basin and WC. There is also under floor heating and PIR.

Moving upstairs

Ascend to the first floor where a carpeted landing provides access to three practical bedrooms, including two comfortable doubles, both benefiting from built-in cupboards. The modern family bathroom is fitted with a three-piece suite comprising a bath with shower over and screen, wash basin and WC. The room features tiled surrounds, a central heating radiator and spotlighting.

Outside

Externally, the property offers a generous corner plot with a driveway providing ample off-road parking and access to the detached garage. The frontage is complemented by mature planting and established borders, creating a welcoming approach to the home. To the rear, the property benefits from a private, enclosed garden with a paved seating area, ideal for outdoor dining and entertaining. Established flowerbeds, mature shrubs and a variety of planting add colour and privacy, while the garden is enclosed by timber fencing.



Location

The property is situated on Erdyngton Road in the popular Braunstone area of Leicester, offering convenient access to a range of local amenities, schools and everyday facilities. Queensmead Primary Academy and Braunstone Community Primary School are both within easy reach, while nearby bus services provide good connections towards Leicester city centre. Leicester train station is approximately 2 miles away, with the area also benefiting from easy access to major road links.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band A. 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.

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

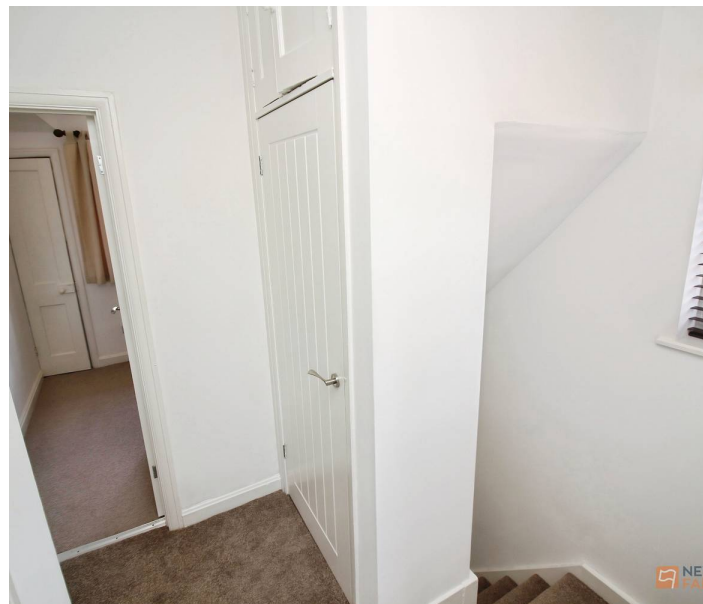
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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

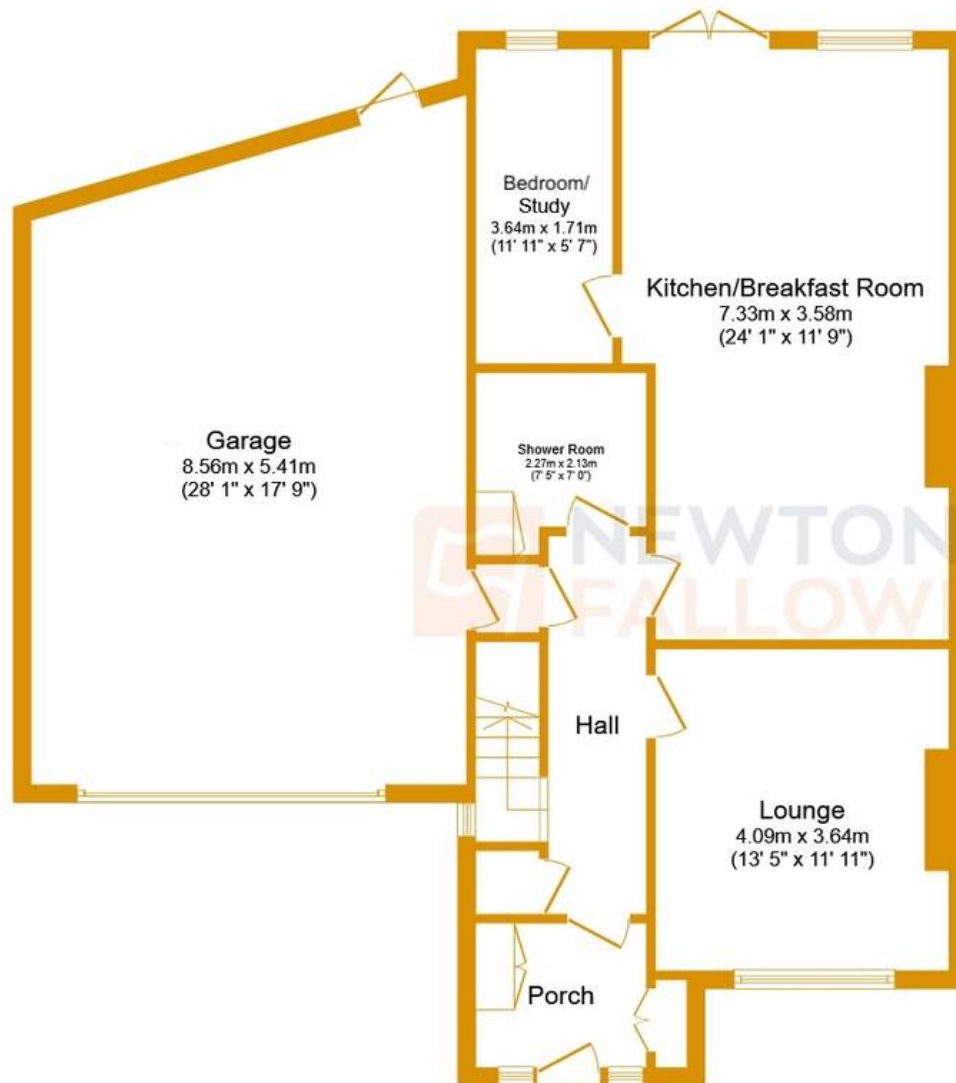
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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: 155.8 sq.m. (1,678 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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