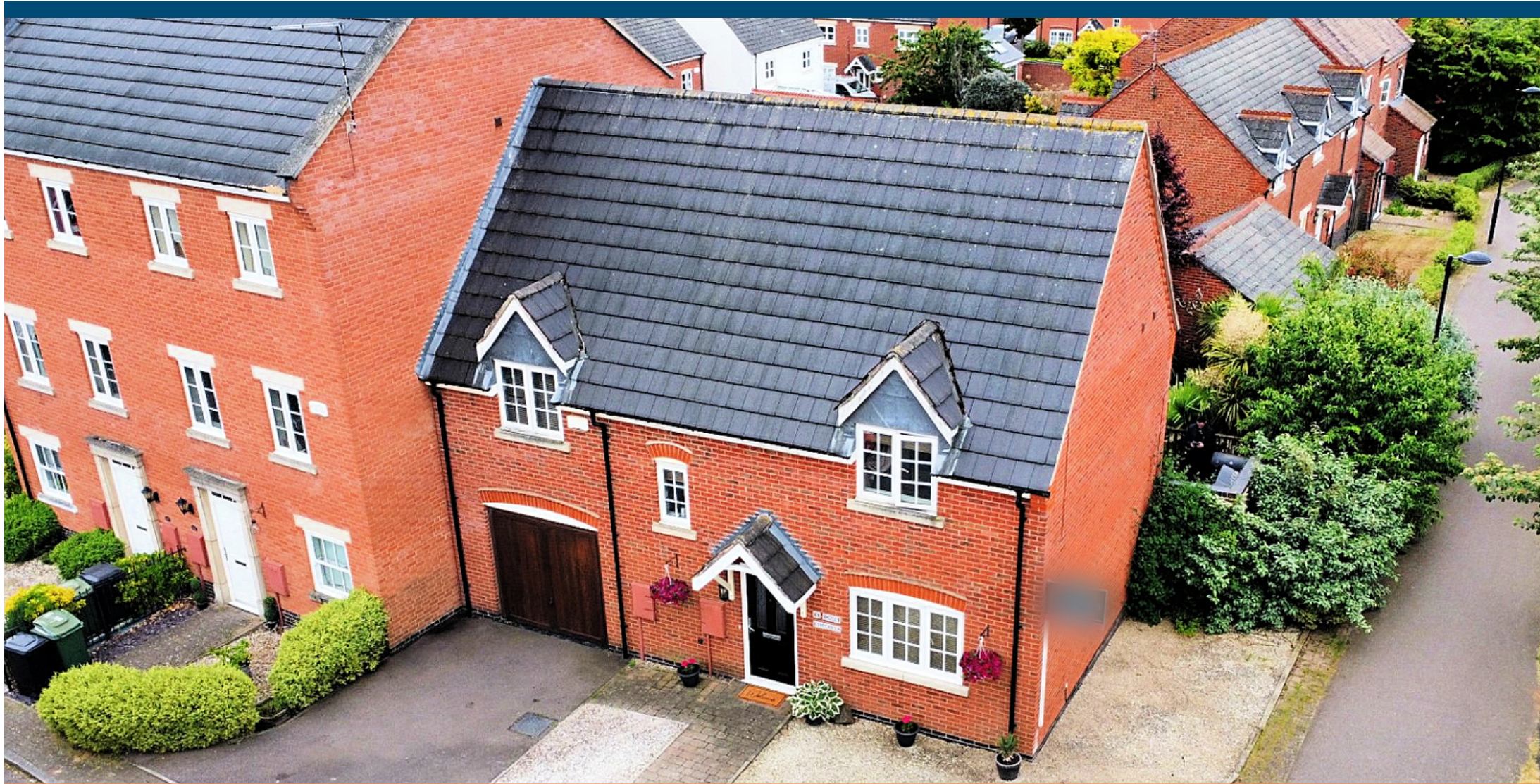




Little Connery Leys, Birstall

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Offers over £399,950



Key Features

- Four Double Bedrooms
- Ideal For Growing Families
- Lounge & Kitchen Diner
- Main Bedroom With En-suite Shower Room
- Driveway & Integral Garage
- Need Independent Mortgage Advice?
Get in Touch Today!
- EPC rating C
- Freehold





Situated on the popular 'Hallam Fields' development, fall in love with this Jelson constructed contemporary four bedroom family home offering convenient access to major road links. The internal accommodation comprises in brief; entrance hall, ground floor wc, full length lounge and kitchen diner. Upstairs you will find four bedrooms (bedroom one with an en-suite) and a family bathroom. The plot offers parking to the front giving access to an integral garage, with a particularly private south facing garden to the rear. Benefiting from gas central heating and double glazing, an early viewing is strongly recommended.

Ground Floor Accommodation

A front entrance door opens into the entrance hall presented with contemporary parquet style Amtico flooring and offers a staircase rising to the first floor and doors to all of the ground floor accommodation. The full length reception room is positioned around a feature fireplace and offers a window to the front elevation, carpet flooring and french doors opening out into the rear garden. The kitchen diner is fitted with a modern range of wall mounted and base units with complementary work surfaces over and tiled splashbacks with features including a built in 'Indesit' oven, 'Rangemaster' four ring hob with extractor hood above, integrated dishwasher, inset 1.5 sink and drainer and space for two appliances. There is also a fitted table and a door to the garage. The ground floor WC is fitted with a two piece suite comprising a wc and wash hand basin.

First Floor Accommodation

The landing gives access to four well proportioned bedrooms and a family bathroom, with carpet flooring, hatch to a partly boarded and insulated loft space and a built in airing cupboard. The master bedroom benefits from having access to it's own en-suite fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and wc, with a velux window and heated towel rail. The family bathroom is fitted with a modern three piece suite comprising a

bath with shower and screen, pedestal wash hand basin and wc, with tiled surrounds, heated towel rail and a velux window.

Outside

Occupying a cul de sac position on the popular 'Hallam Fields' development in Birstall, the plot offers a driveway to the front providing off road parking and giving access to the integral garage offering light, power and a rear access door to the split level south facing garden oozing a particularly private feel and offering a raised decking area providing an ideal outdoor seating area with steps leading down to a lawn area.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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

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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are





taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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 Benjamin York at Chamelo 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 have a house to sell then we would love to provide you with a free no obligation valuation.











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