

19 Westover Road, Leicester - LE3 3DT

Guide Price £350,000

NEWTON FALLOWELL

The Property Ombudsman

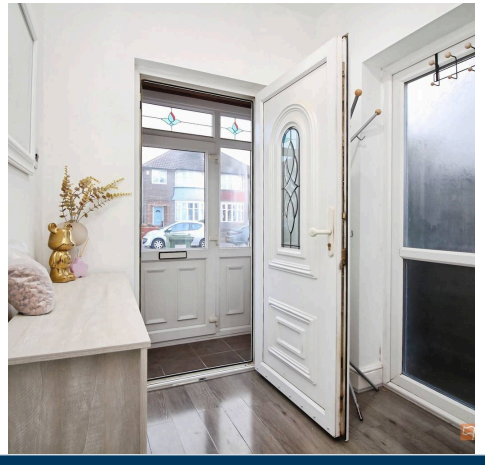
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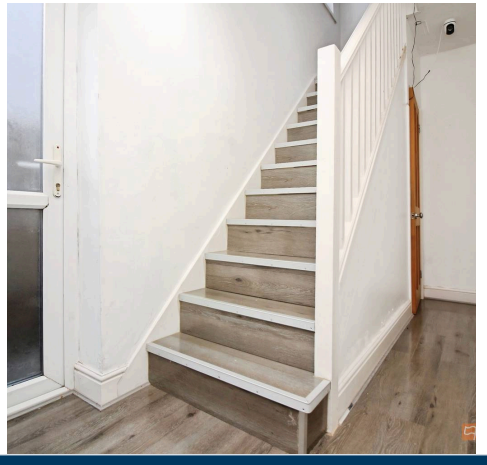
Leicester

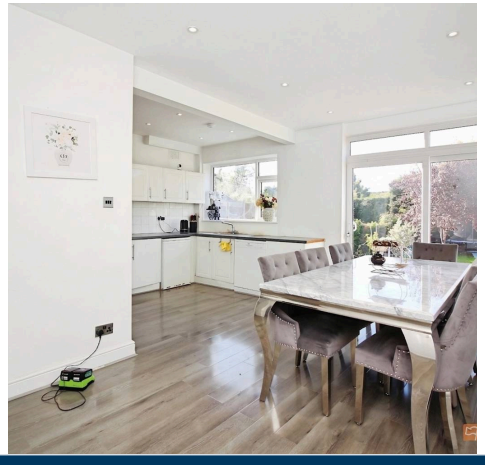
Newton Fallowell are delighted to bring to the market this much-improved traditional bay-fronted three-bedroom detached home, ideally situated within a popular residential location. The property benefits from gas central heating, with the boiler having been replaced in 2022, and double glazing throughout. Having undergone a number of improvements, the accommodation offers a versatile and well-presented layout, briefly comprising: entrance porch and hallway, ground floor WC, lounge with bay window, and an open-plan kitchen/diner with sliding doors opening onto the rear garden. There are also two additional ground floor rooms, offering excellent flexibility to suit a variety of needs, whether as bedrooms, a playroom, home office or additional reception space. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking to the front and a rear garden, providing space to relax and enjoy outdoor living. Conveniently located just a short drive from Fosse Shopping Park and Meridian Leisure Park, the property also offers excellent access to the M1, M69 and A46, making it ideally placed for commuters and those looking to enjoy the surrounding amenities.

- Three/Four Bedrooms
- Traditional Detached Family Home
- Open Plan Kitchen Diner
- Downstairs Guest WC
- Popular Residential Location
- Off Road Parking to Front
- EPC Rating C















Welcome to your new home

Upon entry to the home you step into the useful porch, with a door opening into the welcoming hallway presented with neutral decor and wood effect flooring. With a staircase rising to the first floor and a guest WC. Access leads through to the open lan kitchen diner, fitted with a range of wall and base units with complementary work surfaces, cooker with fitted hood, space for appliances and sink and drainer. Affording ample room for a dining table and chairs, sliding door leads to the garden. The lounge is flooded with an abundance of natural light provided by a walk in bay window to the front elevation. The property also boasts two additional rooms downstairs, both offering flexibility and could be used as additional bedroom space, home office or playroom.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles. The accommodation is completed by a modern family bathroom, fitted with a bath, WC and wash hand basin, complemented by stylish tiled surrounds. The Worcester central heating boiler is also located here and was installed in 2022.

Outside

Externally, the property benefits from ample off-road parking for at least two vehicles, provided by a hard-standing driveway. To the rear, there is a particularly private garden not overlooked from beyond, featuring a lawn and a raised patio area, providing the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the warmer months.

Location

Westover Road is ideally situated in the heart of Braunstone Town, LE3, offering a convenient location within easy walking or driving distance of Fosse Shopping Park and Meridian Leisure Park. The area benefits from an excellent range of local amenities, with a choice of primary and secondary schools nearby. Commuters are also well catered for, with convenient access to the M1, M69 and A46, making this an ideal location for those travelling further afield.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

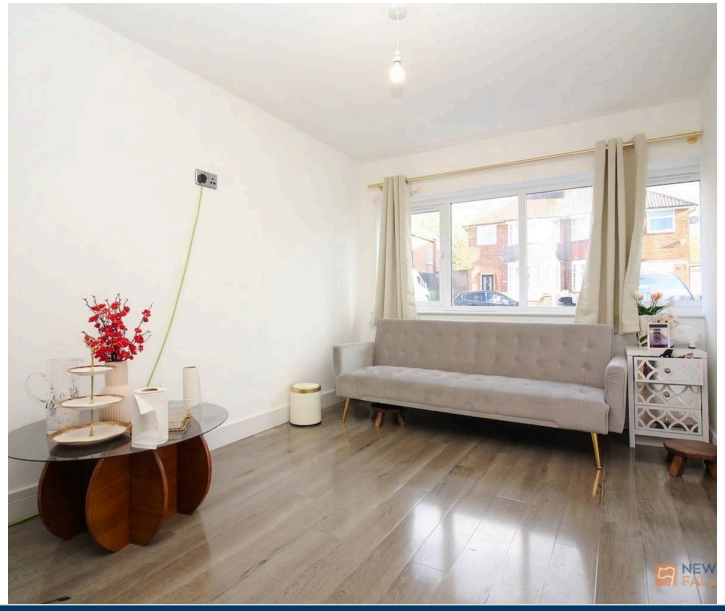
Viewing Arrangements

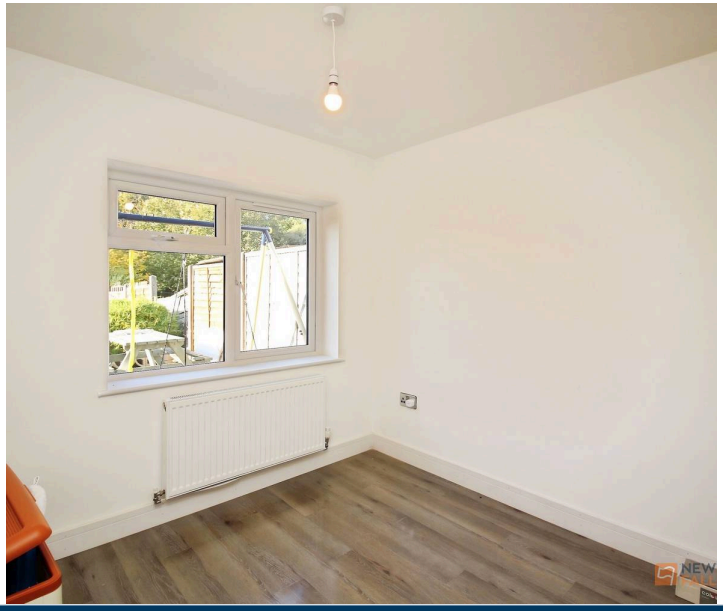
Viewings are strictly by appointment only.

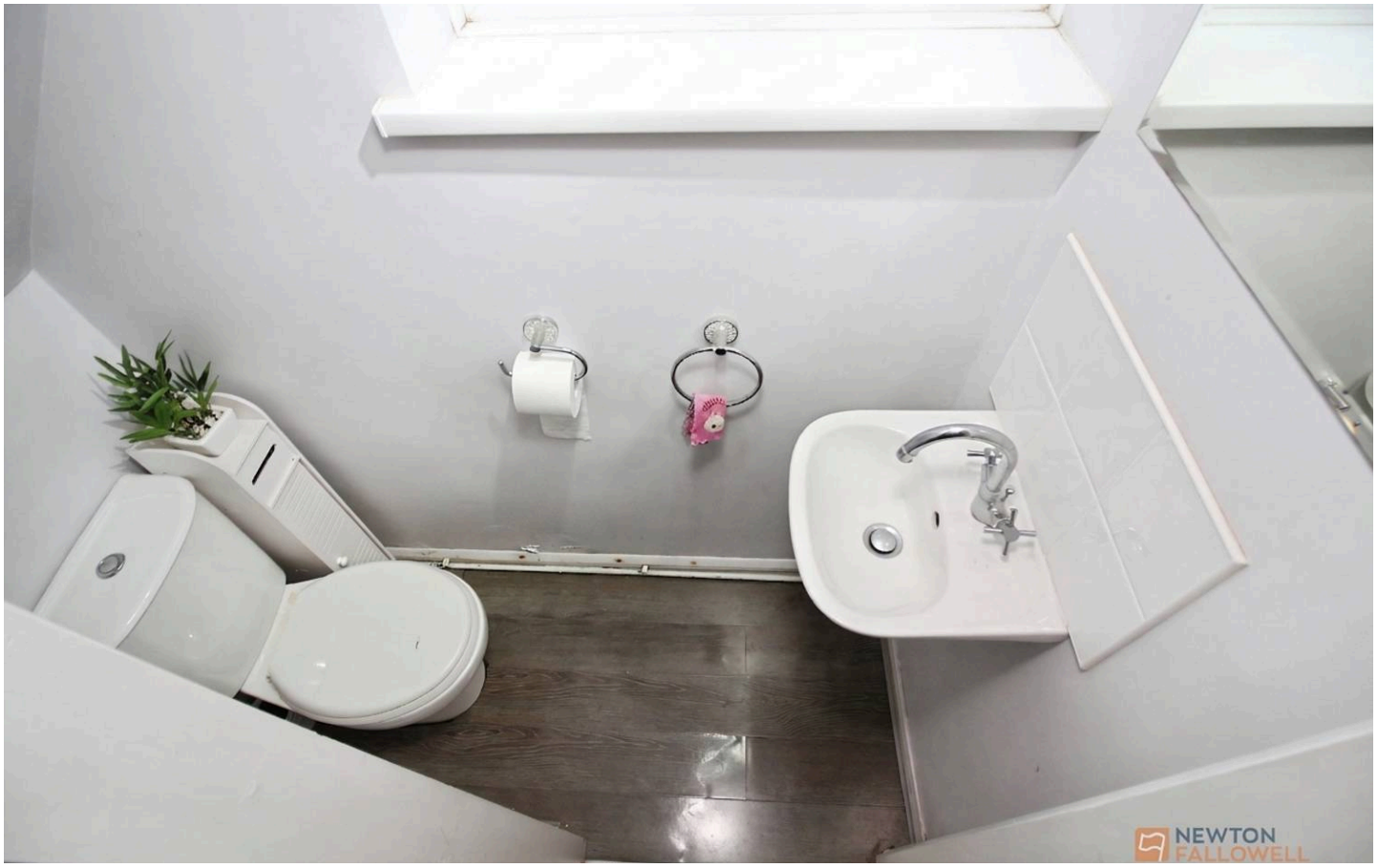
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Making an Offer

"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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

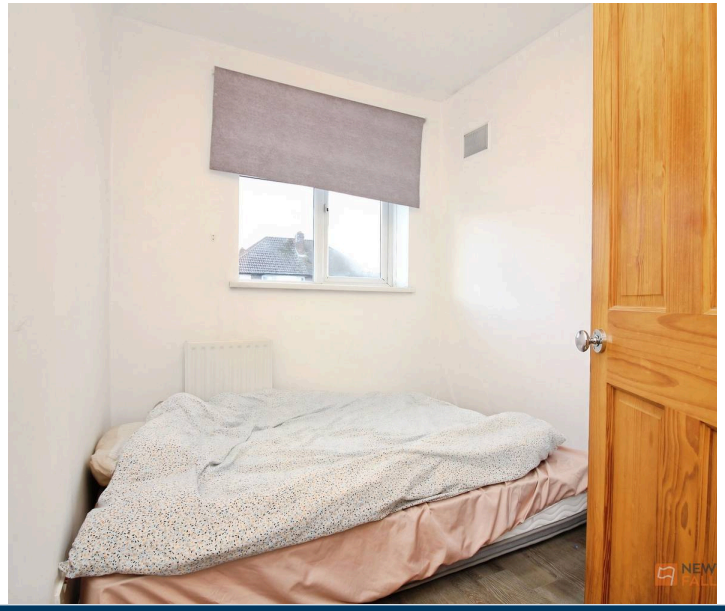
Referrals

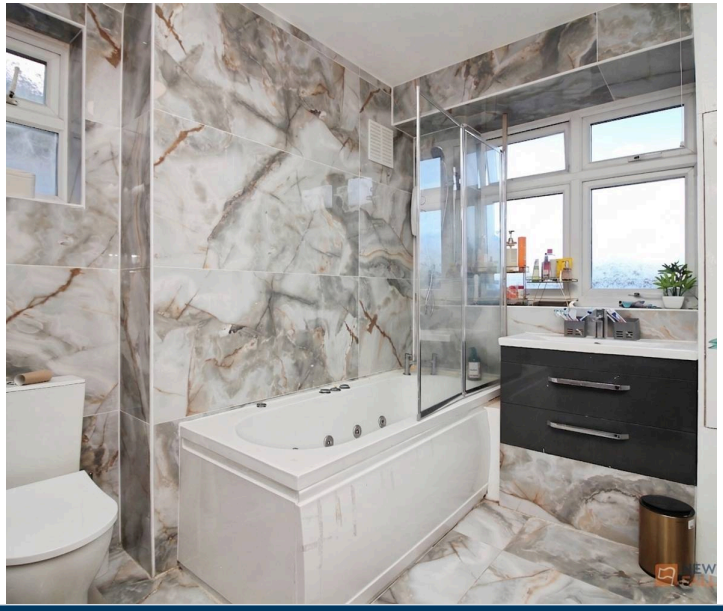
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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





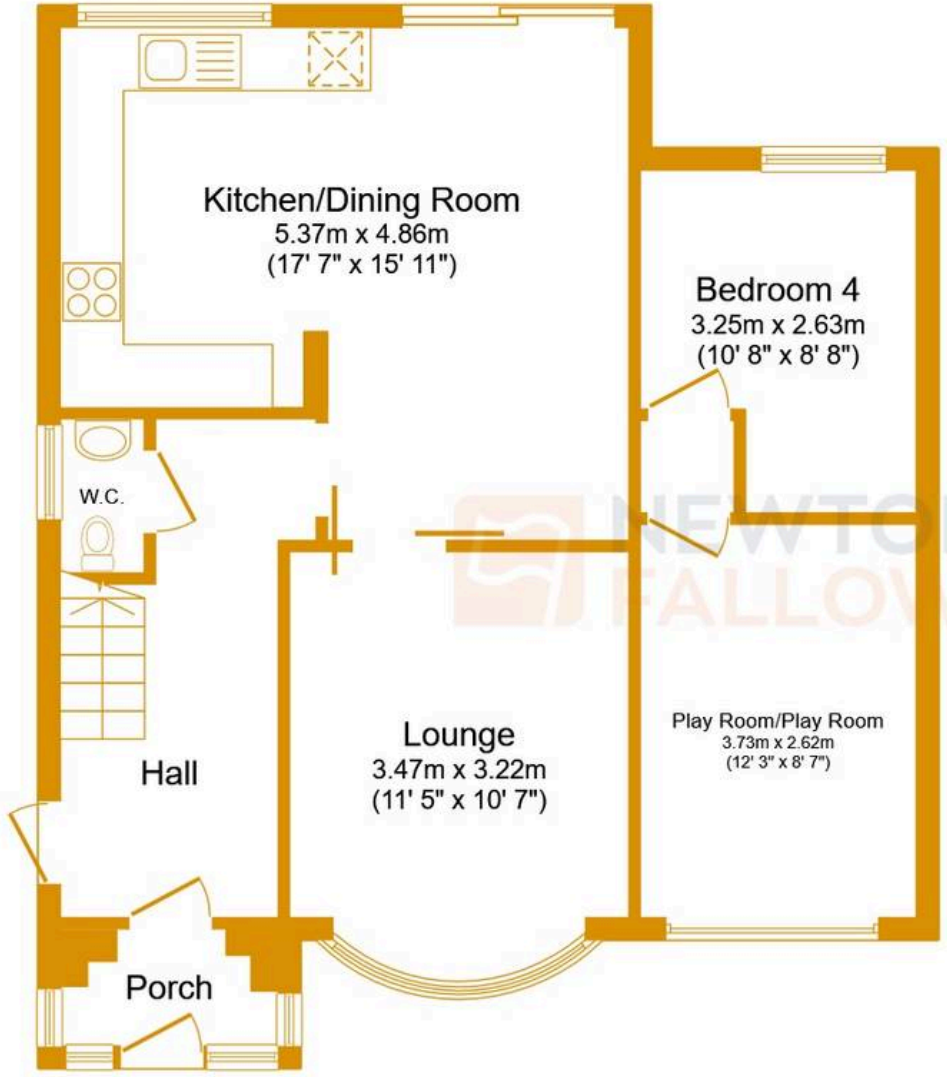




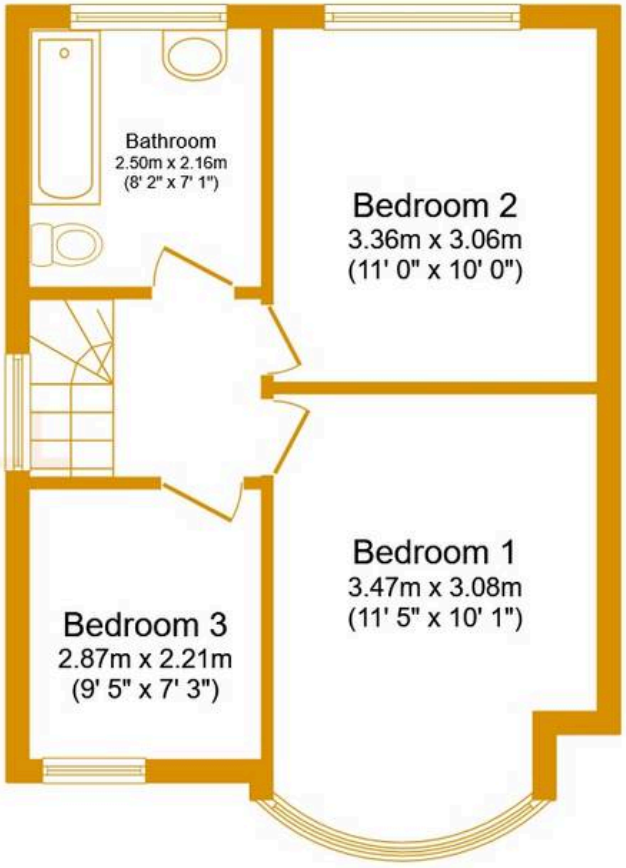








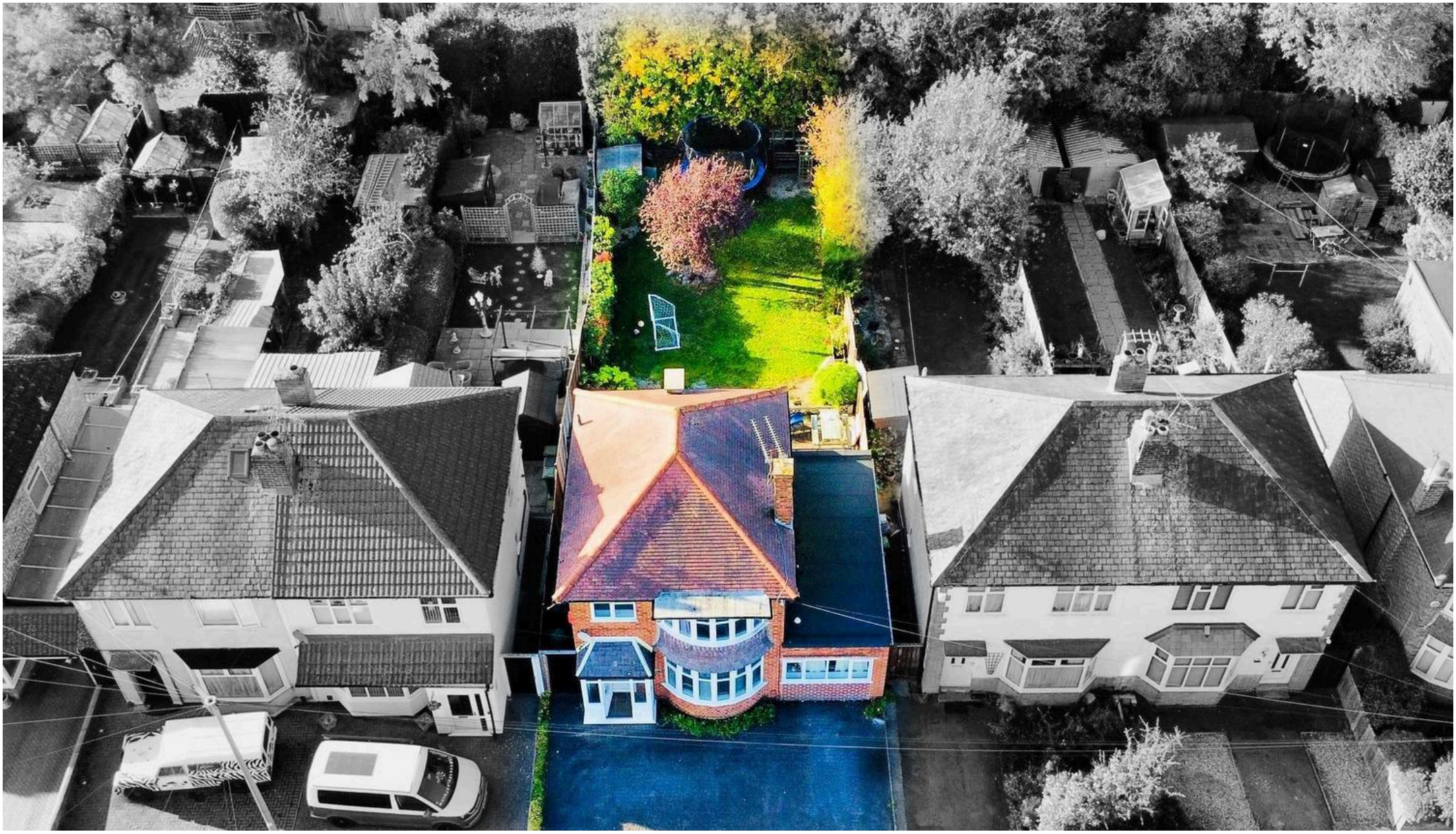
Ground Floor



First Floor

Total floor area: 107.0 sq.m. (1,151 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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