



NEWTON

Columbine Close, Leicester - LE3 3DJ
£390,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

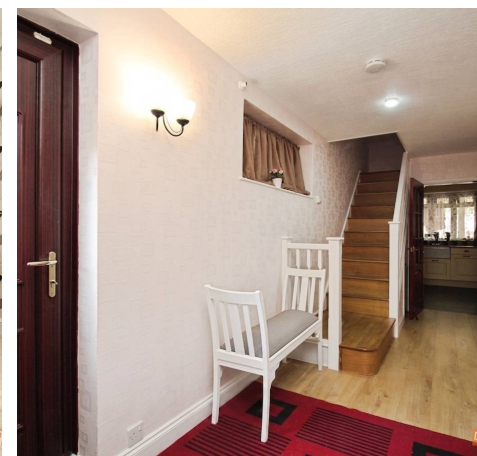
Columbine Close

Leicester

We are delighted to present to the market for sale this extended three/four bedroom detached family home, exclusively brought to you by Newton Fallowell. Situated on a larger than normal plot in the sought-after location of Braunstone Town, this property offers spacious and versatile accommodation, perfect for modern family living. Positioned at the top of a peaceful cul-de-sac, the home benefits from a private gated driveway with ample parking and access to the integral garage. Internally, the property offers a welcoming hallway, fourth bedroom, storage/cloakroom, lounge, utility room and a stunning open-plan kitchen, dining and family area with Rangemaster cooker. The first floor provides three bedrooms and a family bathroom. Outside, the landscaped garden features a paved patio, creating an ideal entertaining space. Early viewing highly recommended. EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three/four bedrooms
- Extended detached family home
- Cul de sac location
- 'In and out' driveway offering parking for multiple vehicles
- Kitchen diner, utility room and guest WC
- Conveniently located for access to local schooling and major road links
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed by an entrance hall with a staircase to the first floor. The extended reception room enjoys dual-aspect windows, wood-effect flooring and a feature gas fireplace, creating a warm and inviting living space. A standout feature is the open-plan kitchen, dining and conservatory, ideal for modern family living and entertaining. The kitchen is fitted with a range of wall and base units, complementary work surfaces, a Rangemaster cooker with extractor hood, integrated dishwasher, plumbing for a washing machine and space for a fridge freezer. The conservatory benefits from a radiator, Velux window and doors to the garden. Completing the ground floor is a useful utility room with access to the larger-than-average garage, featuring an electric door, power, lighting, a Velux window and a convenient guest WC. Completing the ground floor is a fourth bedroom which could also be utilised as a home office or playroom.

Moving upstairs

Ascending to the first floor, the landing is finished with wood-effect flooring and provides access to three well-proportioned bedrooms, two of which benefit from built-in wardrobes. Completing the accommodation is the modern family bathroom, fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and WC. The bathroom is fully tiled and further benefits from a heated towel rail, extractor fan and a rear-facing window, allowing for plenty of natural light.

Outside

To the front of the property, a private 'in and out' gated driveway provides ample off-road parking and leads to the garage, with planted borders. The rear garden is mainly laid to lawn and features a paved patio, ideal for outdoor dining and entertaining.



Location

Braunstone Town, well known for its popularity in terms of convenience for ease of access to the Leicester City centre with all it's excellent amenities therein as well as to the M1/M69 motorway network for travel North, South and West, adjoining Fosse Park shopping centre and Meridian Business and Entertainment Parks. Within the immediate vicinity are a fine range of local amenities which include shopping for day to day needs, schooling and regular bus services.

Tenure & Council Tax

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

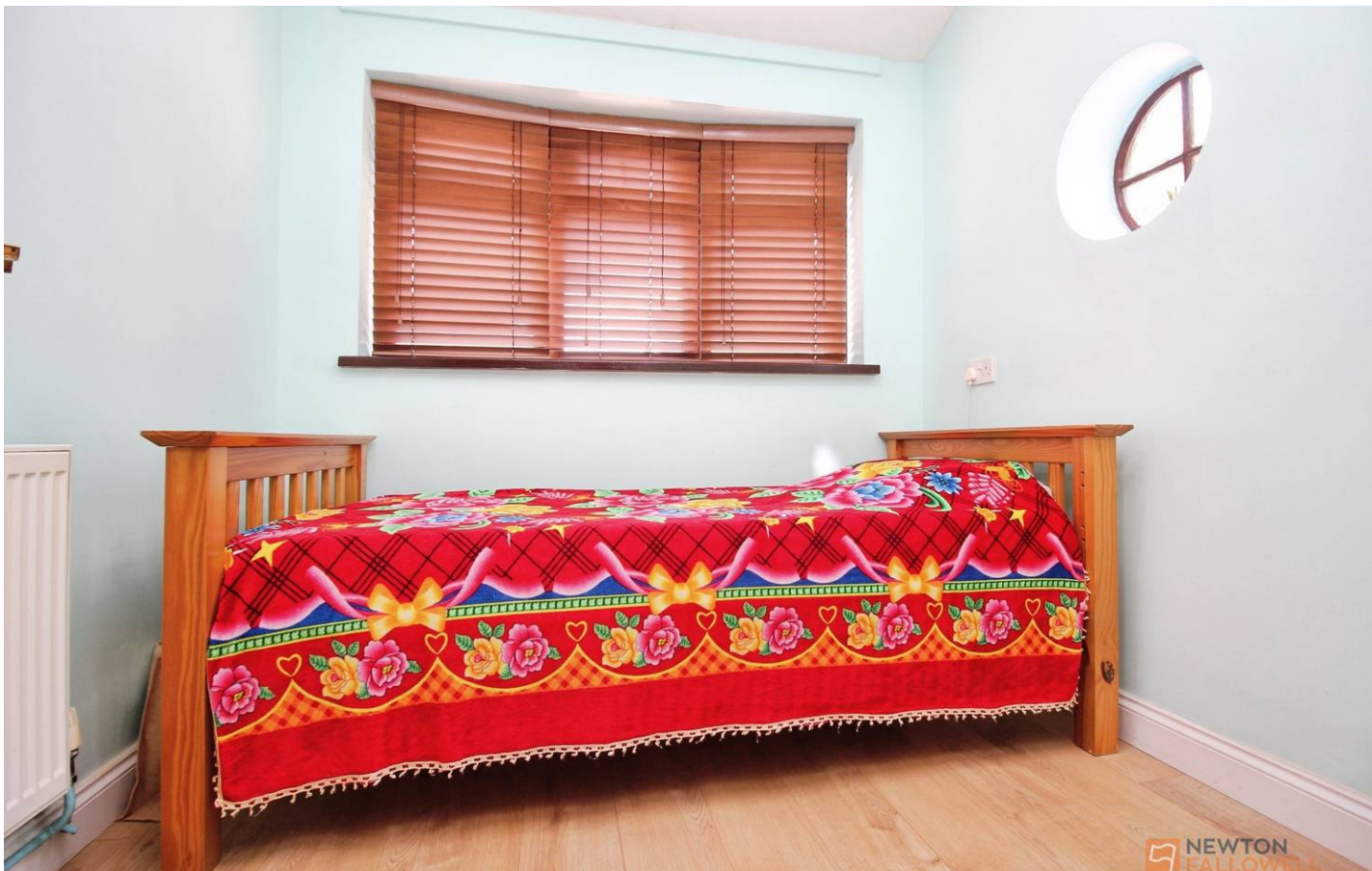
Viewing Arrangements

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.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

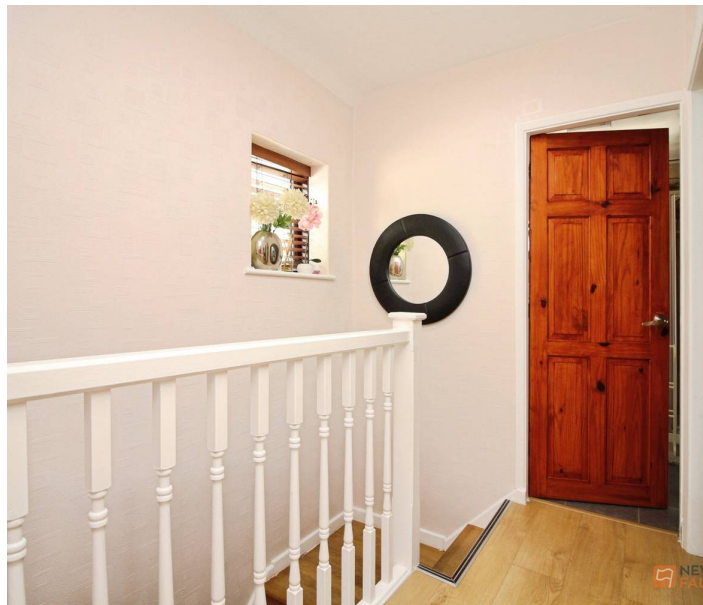


Referrals

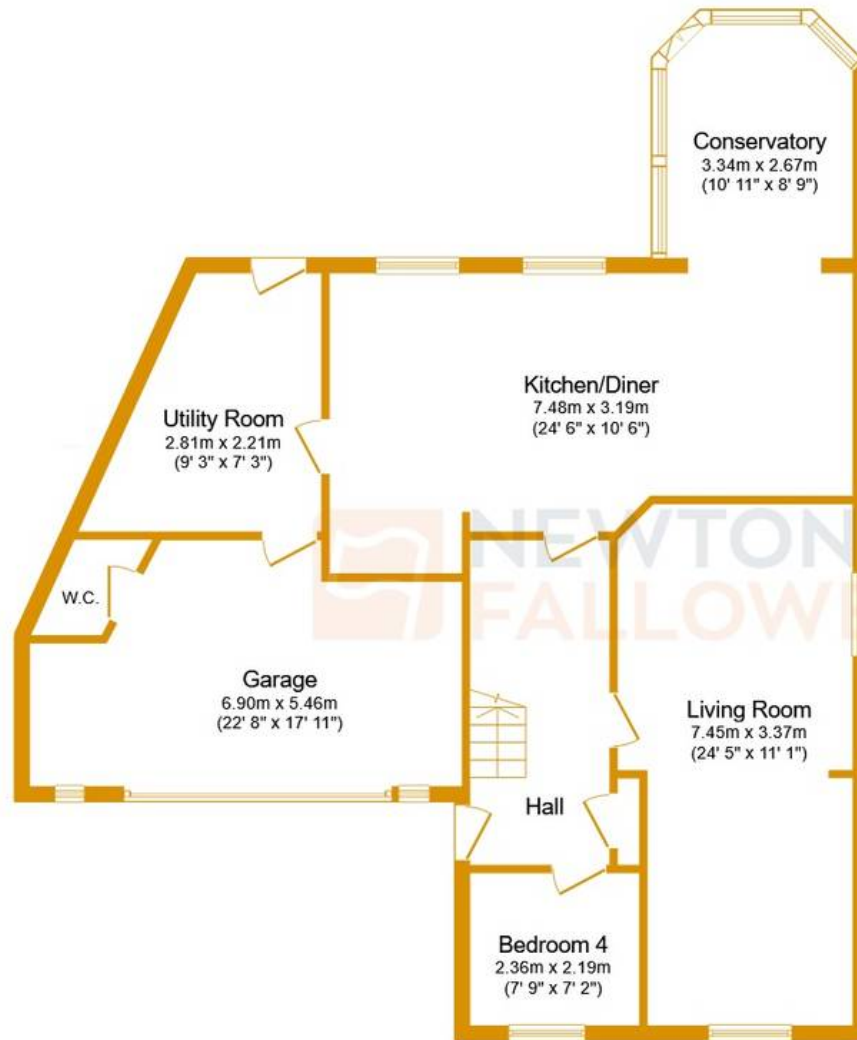
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

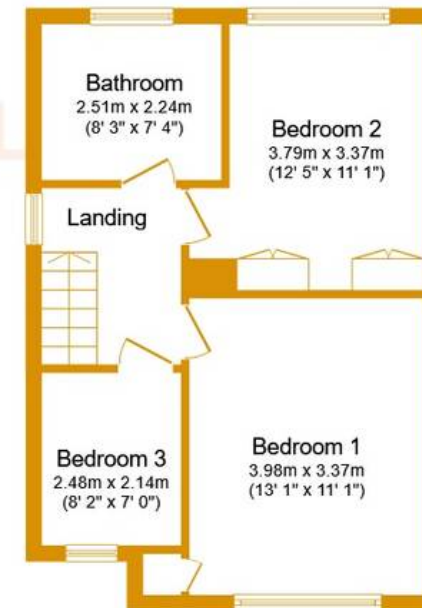
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 151.3 sq.m. (1,629 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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