



20 Kay Road, Leicester - LE3 9PQ

Offers Over £200,000

 **NEWTON FALLOWELL**



20 Kay Road

Leicester

Newton Fallowell are excited to welcome to the market this well proportioned three bedroom semi detached home perfect for first time purchasers or growing families. Having been occupied by the same owner for over 50 years, the gas centrally heated and double glazed layout includes an entrance hall, two reception rooms, kitchen, guest WC and useful store. Upstairs you will find three practical bedrooms, all benefiting from built in storage and a bathroom. The plot offers a garden to the rear with a further outbuilding. Conveniently located for access to into Leicester City centre, an early viewing is strongly recommended to avoid disappointment.

Council Tax band: A

Tenure: Freehold

- Three well proportioned bedrooms
- Semi detached family home
- Available with no upward chain
- Two reception rooms
- Front and rear gardens, with potential for parking subject to necessary consent
- Conveniently located for access to major road links and Glenfield Hospital
- Need Independent Mortgage Advice?
- Tenure - Freehold / Tax Band A
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

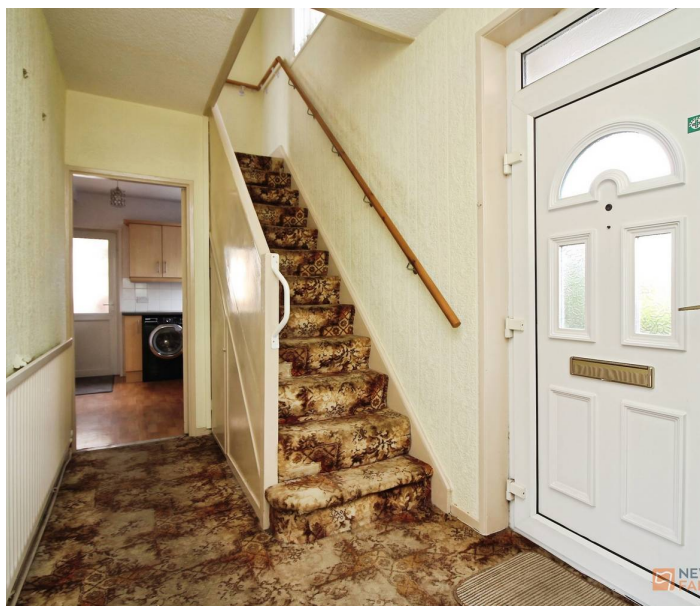
Upon entering the property, you are welcomed into an entrance hallway featuring a staircase rising to the first floor and a useful storage cupboard. The main reception room is presented with carpet flooring and benefits from a window overlooking the rear elevation. A door leads through to the second reception room, providing an ideal space for formal dining or entertaining. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Appliances include a cooker, washing machine and fridge freezer, all of which are included in the sale. A door from the kitchen provides access to two useful outbuildings, one offering excellent storage space and the other providing a convenient WC.

Moving upstairs

Moving to the first floor, the property continues to offer generous and versatile accommodation, with three well-proportioned bedrooms providing excellent flexibility for family living, guests or those working from home. All three bedrooms benefit from built-in storage. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over and screen, wash hand basin and WC, complemented by tiled walls.

Outside

Set back from the road behind perimeter hedging, the property enjoys a degree of privacy, with a pathway leading to the front door. To the rear, the garden offers a combination of lawned and gravelled areas, enclosed by fencing to the boundaries. The garden also benefits from access to a useful outbuilding, providing valuable additional storage space.



Location

Kay Road is situated within the popular and well-established New Parks area of Leicester, a residential location favoured by families and professionals alike. The area benefits from a strong sense of community and offers a range of local amenities including shops, schools and healthcare facilities, all within easy reach. Excellent transport links are available, with regular bus services providing convenient access to Leicester City Centre, while the nearby A50 and A563 ring road offer straightforward routes to the M1 and surrounding areas. Leicester train station and the city's main shopping and cultural attractions are also easily accessible. For those who enjoy outdoor space, New Parks has a number of green areas and parks nearby, making it ideal for families and those seeking a balanced lifestyle. Pindar Road combines the advantages of a residential setting with the convenience of city access, making it a highly desirable location.

Tenure & Council Tax

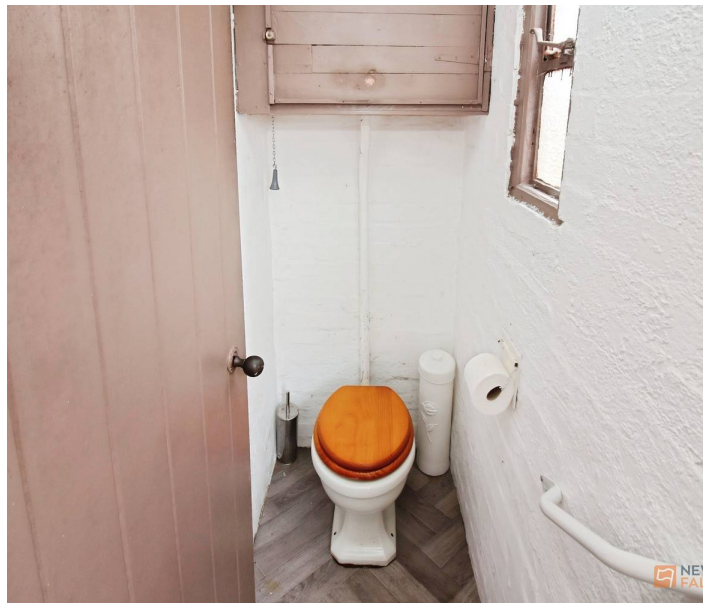
We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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

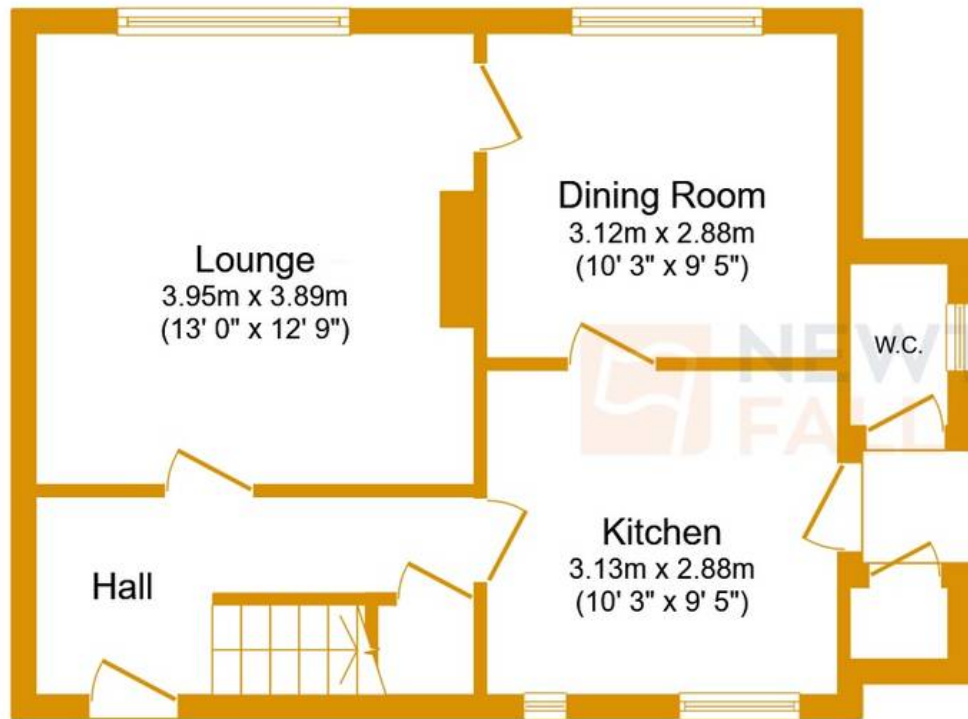
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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.







Ground Floor



First Floor

Total floor area: 85.4 sq.m. (919 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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