



NEWTON

7 Windmill Avenue, Birstall - LE4 4JL

Guide Price £210,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY OMBUDSMAN

7 Windmill Avenue

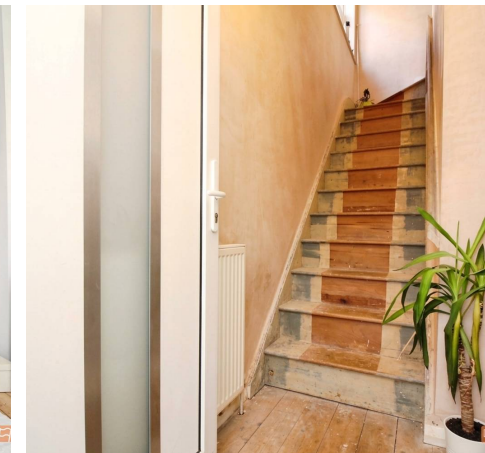
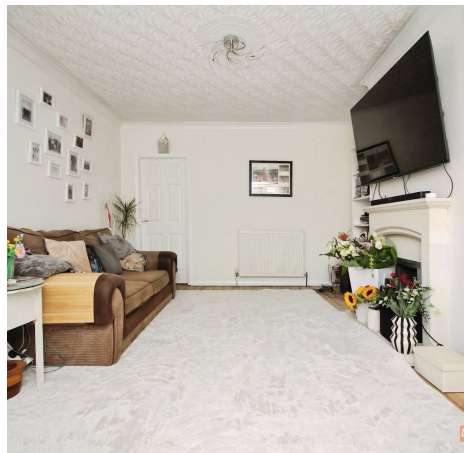
Birstall, Leicester

This two bedroom semi detached house is situated in a popular residential location, offering an excellent opportunity for first-time buyers, families or investors. The property features an entrance porch and hall, living area with bay, breakfast kitchen and conservatory. Upstairs, you will find two bedrooms and a modern bathroom. The property benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. Located within walking distance of local amenities, this home offers convenience for daily living, with shops, schools, and transport links nearby. Additional features include a larger than normal garden to the rear (perfect for those seeking extra outdoor space) and as well as a gravelled frontage. Viewings are strictly by appointment only, so please contact us to arrange your visit.

Council Tax band: B

Tenure: Freehold

- Two bedroom semi detached home
- Conservatory extension to the rear
- Popular residential location
- Larger than normal rear garden
- Within walking distance to local schooling and amenities
- Perfect first time buy
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed by a porch, with a door leading through to the hall. From here, a staircase rises to the first floor, while a further door provides access to the reception room, centred around a feature fireplace and enjoying a walk-in bay window overlooking the front elevation. The hallway also leads through to the kitchen, which is fitted with a range of wall and base units complemented by roll-edge work surfaces and matching splashbacks. Integrated appliances include a microwave and oven, while there is space for a washing machine and dishwasher, together with a sink and drainer, hob and extractor hood. A useful pantry provides additional storage, while a door leads to the side passageway. The kitchen also provides access to the conservatory, offering valuable additional living space and providing an ideal setting for dining. The room benefits from dual-aspect glazing, light and power, with doors opening directly onto the rear garden.

Moving upstairs

Ascending to the first floor, the landing provides access to two bedrooms, with the principal bedroom benefiting from built-in wardrobes and two windows overlooking the front elevation. Completing the first floor is the family bathroom, fitted with a bath with shower over and glass screen, wash basin with storage beneath and WC.

Outside

There is a gravelled frontage with paved pathway to side and entrance to the side lobby. The rear garden has paved patio extending onto lawned area with shrubed border and fencing, leading to the rear of the garden with gated access from behind.



Location

Birstall lies approximately two miles north of Leicester city centre providing particularly good access to the professional quarters, city centre, shopping facilities and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, Parish Church, popular pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and associated Fosse Retail Park.

Tenure & Council Tax

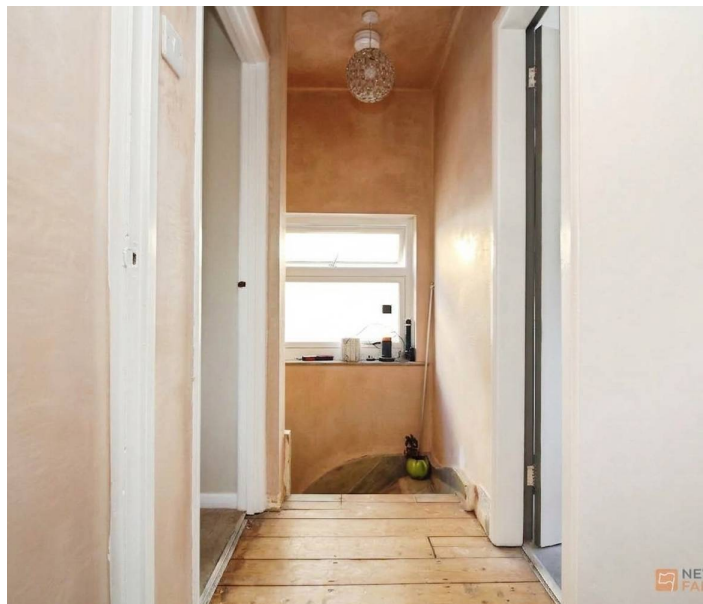
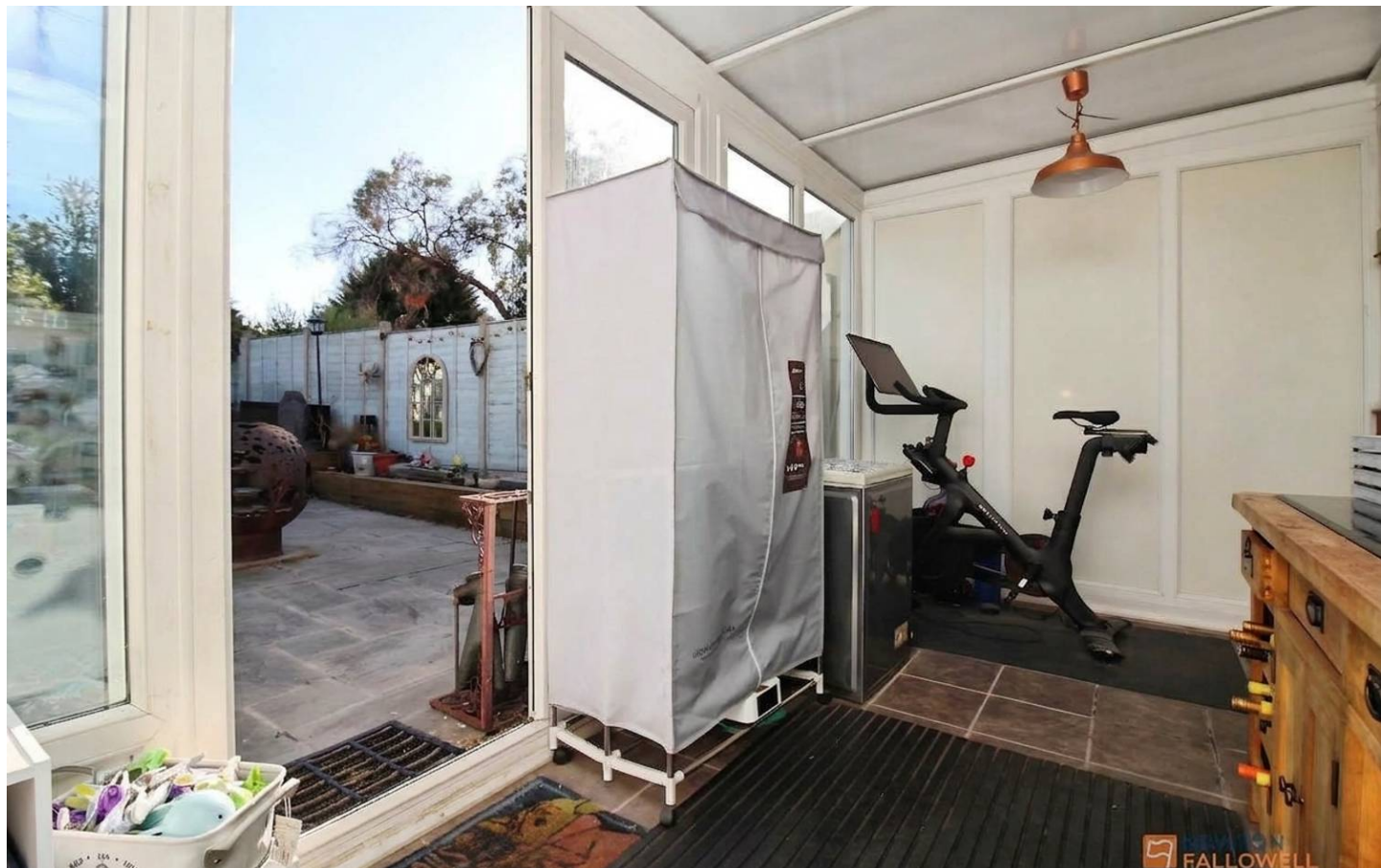
We understand the property to be freehold with vacant possession upon completion. Charnwood District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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



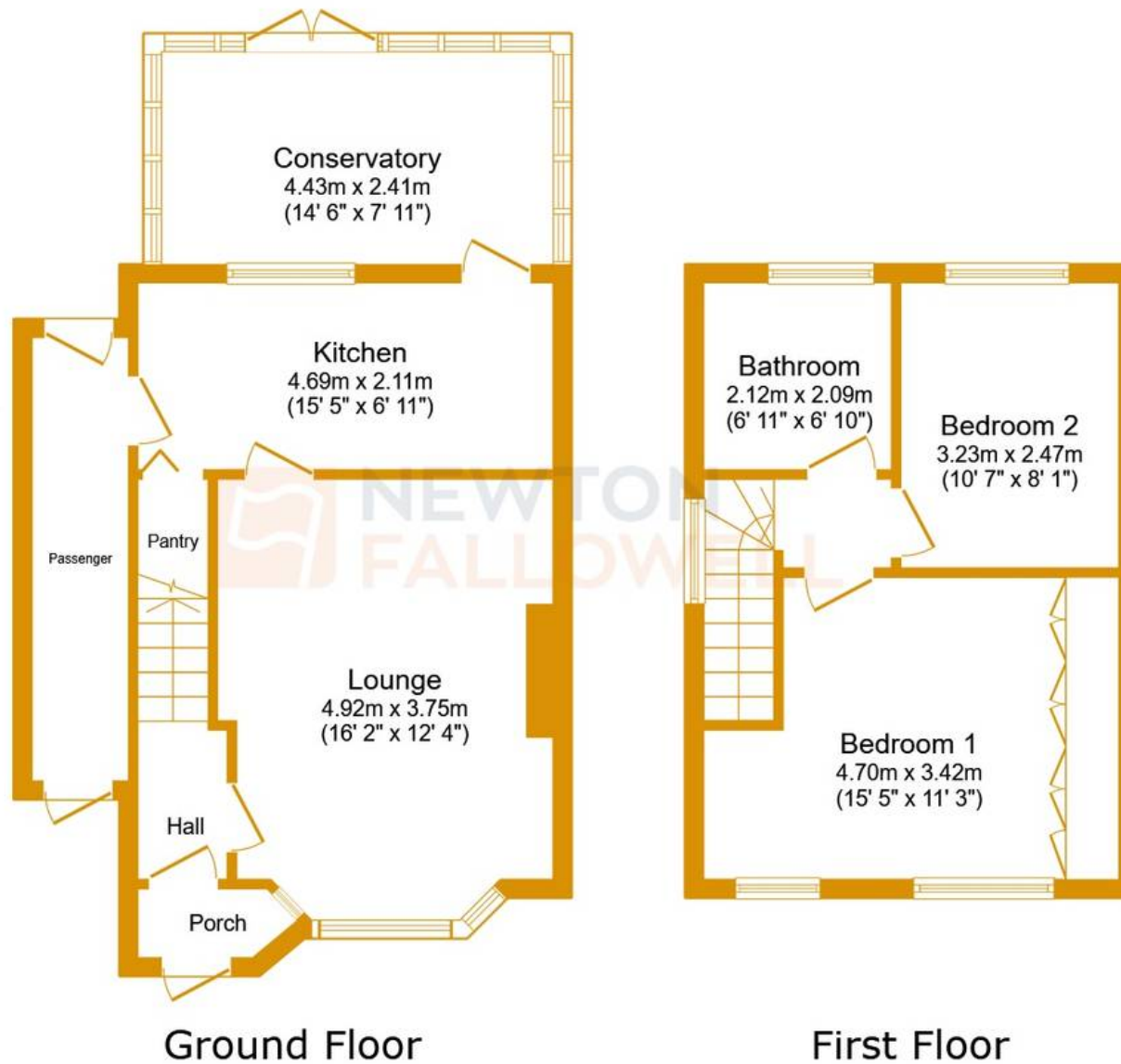
Referrals

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.





Total floor area: 83.5 sq.m. (898 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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