



13 Priory Walk, Leicester Forest East - LE3 3PQ

Guide Price £260,000

 **NEWTON FALLOWELL**

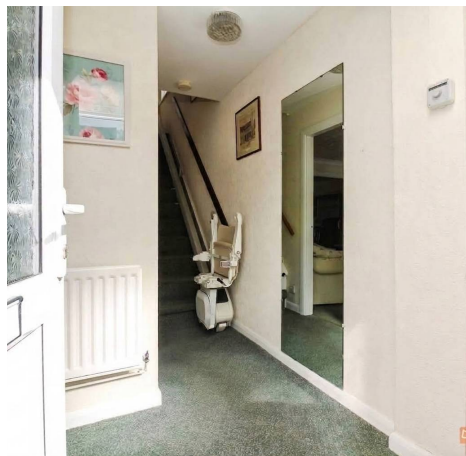


13 Priory Walk

Leicester Forest East, Leicester

Perfect for families and those seeking an exciting renovation project, this three-bedroom semi-detached home offers an excellent opportunity to create a property tailored to your own tastes and requirements. Having been lovingly occupied by the same family since the 1980s, the home is now offered for sale with the added benefit of no upward chain. Benefiting from gas central heating, the accommodation comprises an entrance hall, two reception rooms and a kitchen, with three well-proportioned bedrooms and a family bathroom to the first floor. Outside, the property enjoys a paved driveway to the front, providing off-road parking and access to the carport, which leads through to the rear garden. The garden also benefits from a single garage, providing useful additional storage. Ideally positioned for convenient access to the M1, M69 and Leicester City Centre, the property is well placed for a variety of local amenities, transport links and everyday conveniences. An early internal viewing is therefore strongly recommended to fully appreciate the potential on offer and avoid disappointment.

- Three bedroom semi detached family home
- Available with no upward chain
- Having been occupied by the same family since the 1980's
- Driveway, carport and single garage
- Two reception rooms
- Popular and convenient residential location
- 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 property, you are welcomed into an inviting entrance hall, providing ample room for coats and shoes. A staircase rises to the first floor, while a door leads into the reception room, which is centred around a feature fireplace and benefits from a window overlooking the front elevation. From the reception room, open access leads through to the formal dining room, which enjoys plenty of natural light and features sliding doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces, tiled splashbacks and tiled flooring. The room is equipped with an inset sink and drainer, central heating boiler and space for a range of appliances. A window overlooks the side elevation, while a door provides access to the rear porch, which in turn leads out to the garden.

Moving upstairs

Ascend to the first floor, the landing provides access to three practical bedrooms, two of which are comfortable doubles. The master bedroom enjoys the use of built in wardrobes. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath, wash basin and WC.

Outside

Set within a popular residential location, the property occupies a plot with a driveway to the front providing ample off-road parking and access to the carport. To the rear, the garden is predominantly laid to lawn, with a low-maintenance paved area immediately adjoining the property, providing the perfect space for outdoor seating, entertaining and relaxation. The garden is enclosed by fencing to the boundaries, offering a good degree of privacy. The property also benefits from a detached single garage, measuring approximately 5.66m x 2.09m, which is equipped with both light and power, providing useful additional storage or workshop space.



Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

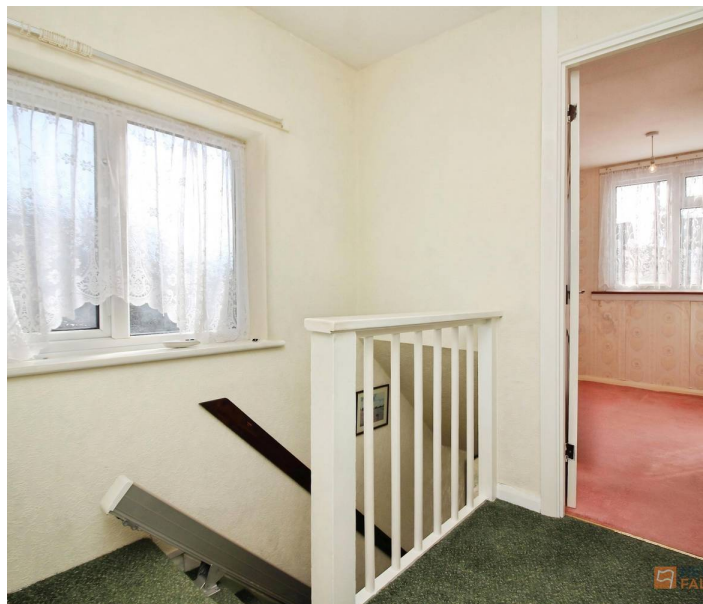
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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 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.

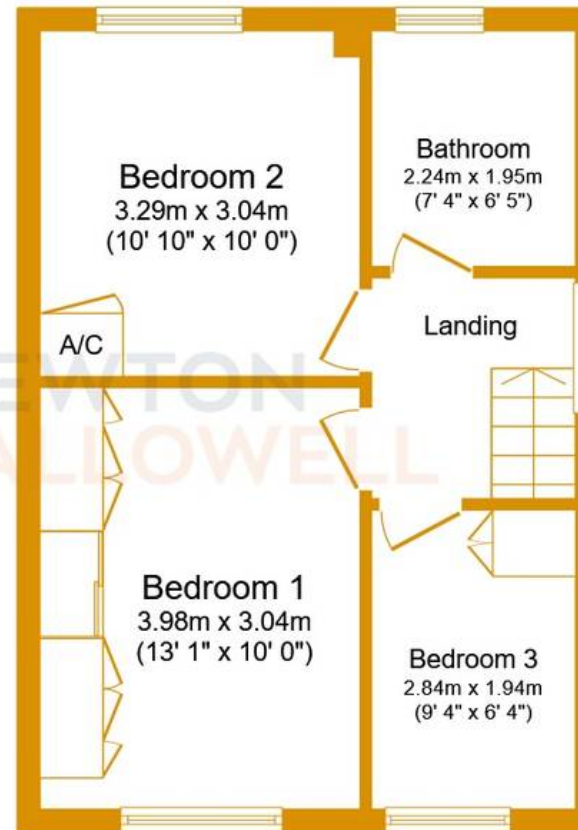
Thinking of Selling?

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



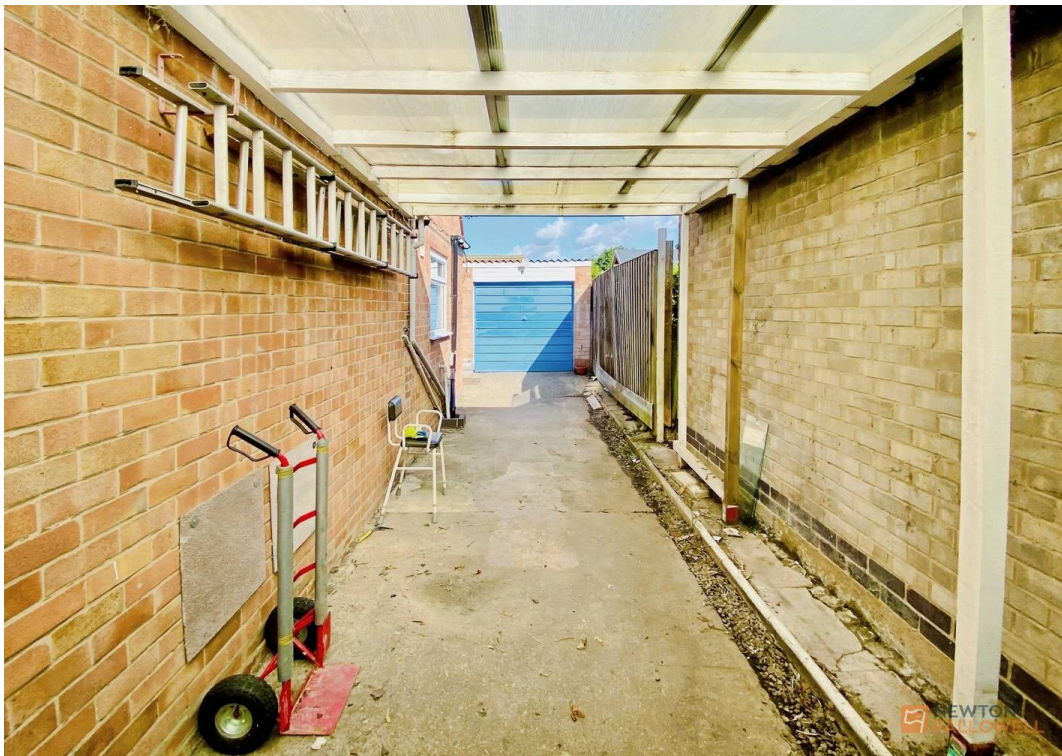
First Floor



Garage

Total floor area: 90.5 sq.m. (974 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





Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**