



NEWTON

Woodland Drive, Leicester - LE3 3EA

Asking Price £375,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

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Woodland Drive

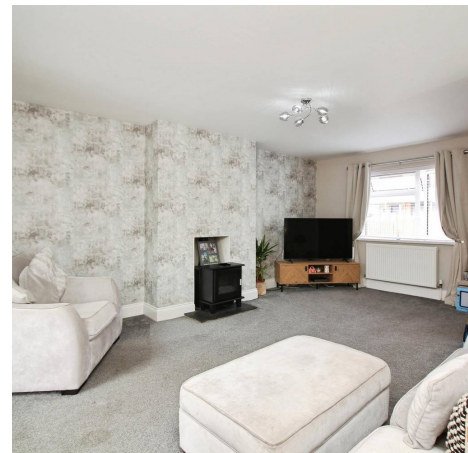
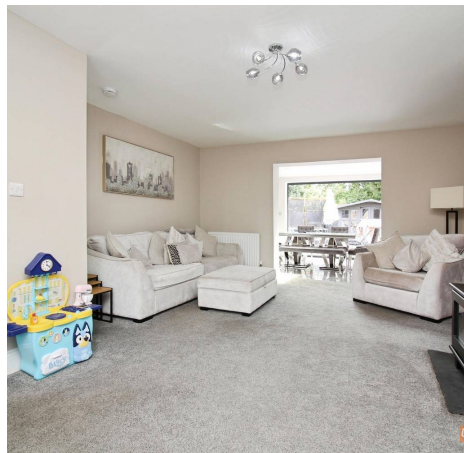
Leicester

This modernised and extended four-bedroom family home offers an exceptional standard of living, perfectly blending contemporary design with practical features. The heart of the property is a fabulous open plan kitchen diner, complete with sleek fittings and bi-folding doors that create a bright, inviting space ideal for both every-day living and entertaining. Two of the generously sized bedrooms benefit from stylish en-suite shower rooms, providing privacy and convenience, while the additional bedrooms are versatile for family, guests, or home working. The property boasts gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Off road parking to the front adds further appeal. Ideally located for access to major road links, this home is perfectly positioned for commuters and families alike, offering swift connections to surrounding areas. With a Freehold tenure and positioned in Tax Band A, this property represents an attractive opportunity for discerning buyers.

Council Tax band: A

Tenure: Freehold

- Four bedrooms, two with en-suite shower rooms
- Modernised and extended family home
- Fabulous open plan kitchen diner with bi-folding doors
- Off road parking to the front
- Ideally located for access to major road links
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- 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 by an entrance hall featuring a staircase rising to the first floor and a useful built-in storage cupboard. A door leads into the inviting reception room, finished with carpet flooring and a window overlooking the front elevation. Undoubtedly the heart of the home, the impressive extended kitchen/dining room has been thoughtfully designed for modern family living. It is fitted with a stylish range of contemporary wall and base units complemented by matching work surfaces, a 1.5 bowl sink and drainer, an integrated oven, hob with extractor hood, space for a fridge freezer, and soft-close drawers. The room is flooded with natural light thanks to a Velux window, while recessed spotlights, tiled flooring, and bi-fold doors opening onto the rear garden complete this exceptional living space.

Moving upstairs

Ascending to the first floor, the carpeted landing provides access to three well-proportioned bedrooms, one of which is generously sized and benefits from the luxury of its own en-suite shower room. The en-suite is fitted with a modern three-piece suite comprising a shower enclosure, wash hand basin and WC, complemented by stylish tiling. The family bathroom is equally well appointed, featuring a contemporary three-piece suite including a bath with shower over, wash hand basin and WC, enhanced by tiled surrounds, recessed spotlights and a heated towel rail. A further staircase rises to the impressive loft conversion, where you'll find the light and airy principal bedroom. This superb retreat also benefits from a modern en-suite shower room, creating a private and luxurious space away from the rest of the home.

Outside

Externally, the property benefits from a driveway to the front, providing off-road parking. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and bordered by fencing for added privacy. A paved patio adjoins the property, creating the perfect space for outdoor dining, entertaining, or simply relaxing during the warmer months.

Tenure & Council Tax

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



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Viewing Arrangements

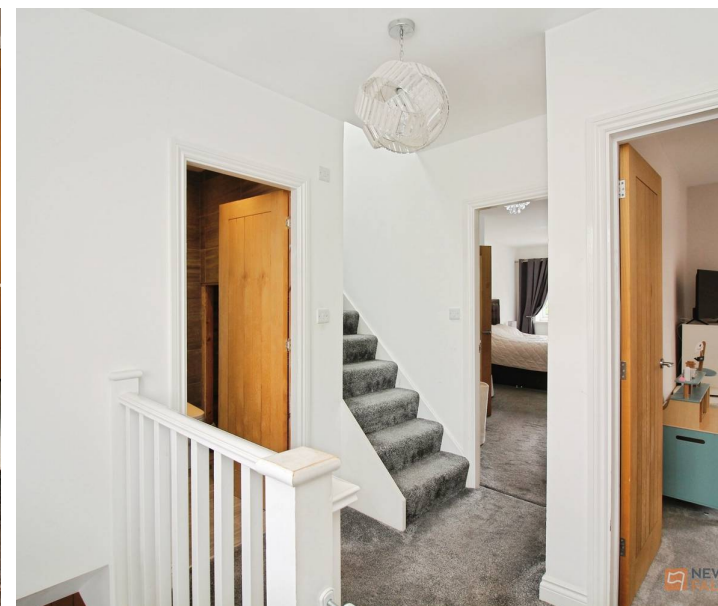
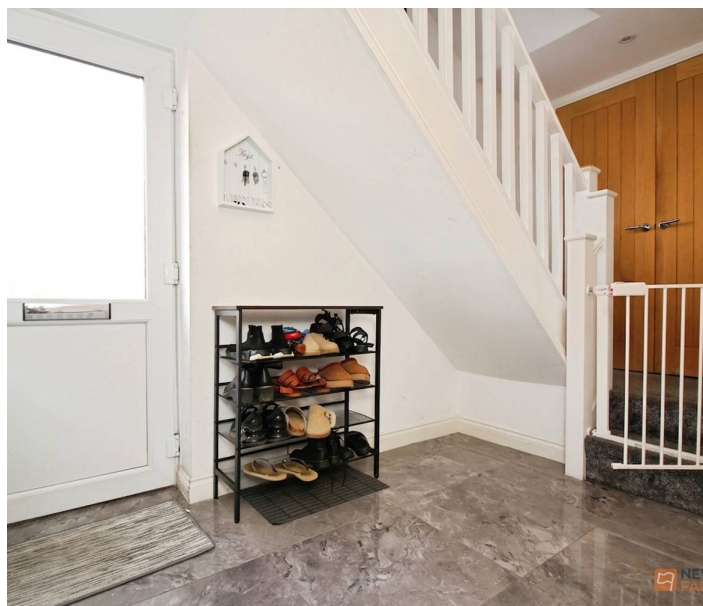
Viewings are strictly by appointment only.

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."



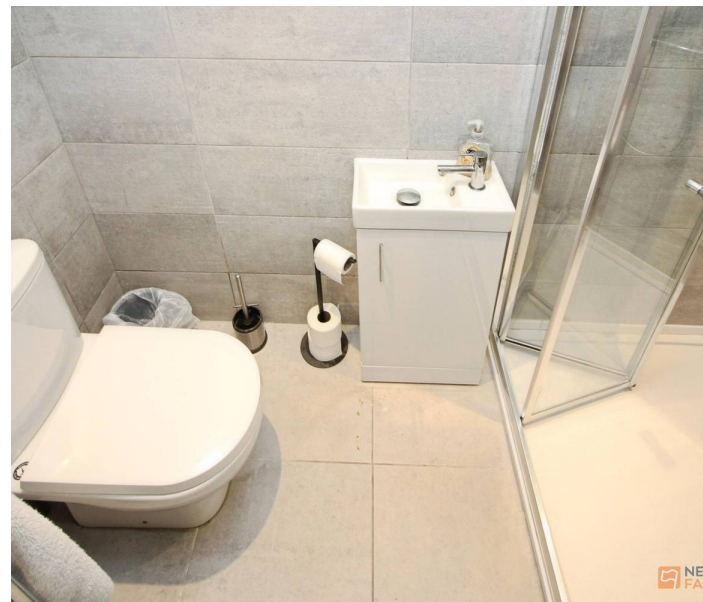


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Agents Note

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

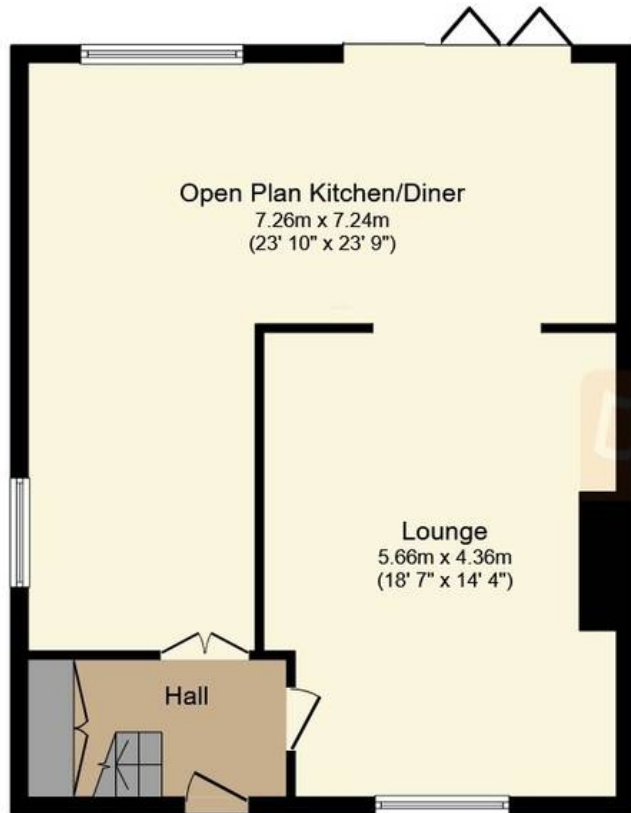
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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



Second Floor

Total floor area: 138.4 sq.m. (1,489 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/



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