



Regents Walk, Leicester Forest East, LE3



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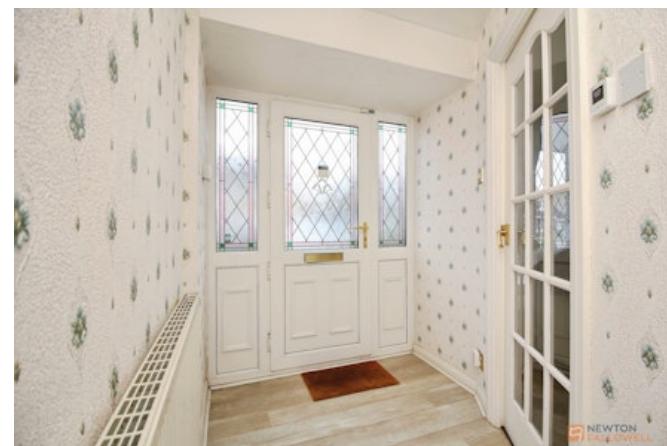
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£280,000

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Key Features

- Three bedroom semi detached home
- Full width kitchen diner, perfect for families
- Within walking distance to Stafford Leys School
- Available with no upward chain
- Driveway and single garage
- Highly sought after residential location
- EPC rating TBC





Available with no upward chain, this three bedroom semi detached home is situated in the highly desirable Stafford Leys catchment area, perfect for families and must be viewed in person to be fully appreciated. The gas centrally heated and double glazed accommodation includes an entrance hall, lounge through to the kitchen diner and conservatory, with the first floor featuring three bedrooms and a wet room. The plot offers parking to the front giving access to the garage with front and rear lawned gardens. An early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed into a entrance hallway providing ample storage for coats and shoes. A staircase rises to the first floor, while a glazed door opens into a bright reception room, flooded with natural light from the attractive bay window.

Open access leads through to the full-width kitchen diner, fitted with a range of wall and base units complemented by roll-edge work surfaces and tiled splashbacks. Integrated appliances include an AEG oven, four-ring hob with extractor hood above, 1.5 bowl sink and drainer, fridge, and washing machine.

The kitchen offers space for a dining table and chairs, with sliding doors opening into the conservatory, creating additional versatile living space on the ground floor.

Moving upstairs

Moving upstairs you will find three bedrooms all with built in storage, two of which are comfortable doubles. A family wet room is fitted with a three piece suite comprising a 'Triton' shower, wash hand basin and WC, with complementary tiled surrounds. There is also access to the loft space via the landing.

Outside

Outside, the plot offers a lawned front garden with a driveway providing off road parking and serving access to the attached

single garage measuring 4.82m x 2.29m with light and power. To the rear is a mainly laid to lawn garden enclosed by fencing and featuring a patio area adjacent to the home ideal for outdoor sitting.

Location

Regents Walk is located in the sought-after area of Leicester Forest East, offering a quiet residential setting with excellent access to local amenities and transport links. The area is well served by shops, cafés, parks and reputable schools, including Stafford Leys Primary School, making it ideal for families and professionals alike.

Leicester city centre is just a short drive away, with easy connections to the M1, M69 and A47, providing convenient routes for commuters. Leicester Forest East also benefits from regular bus services and nearby countryside walks, combining suburban comfort with accessibility.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - 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 the Mortgage Advice Bureau, 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

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g.







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Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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

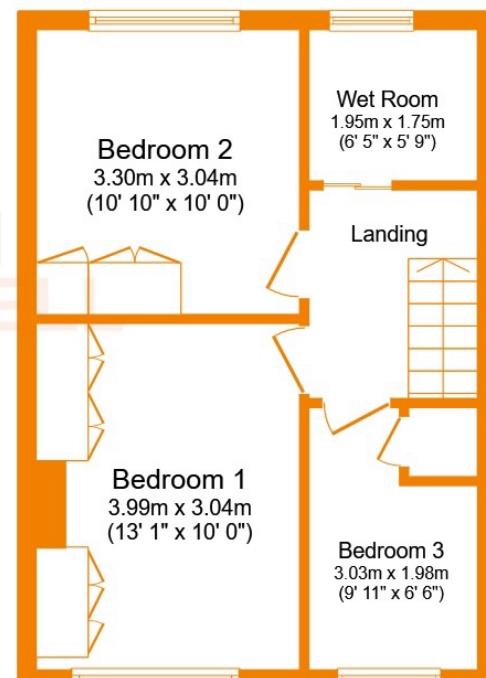
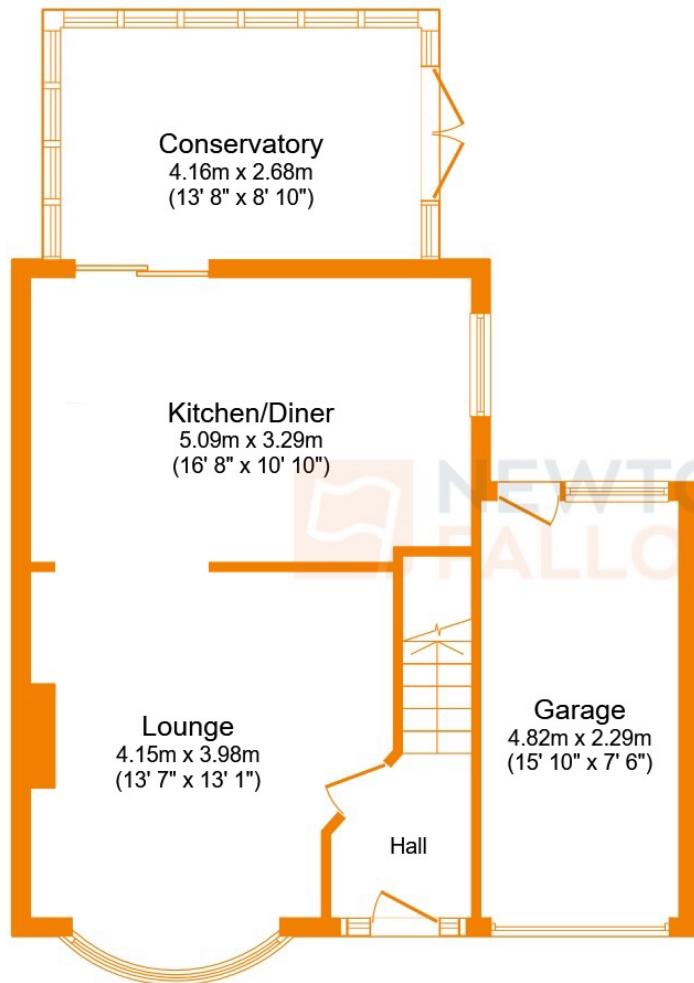
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

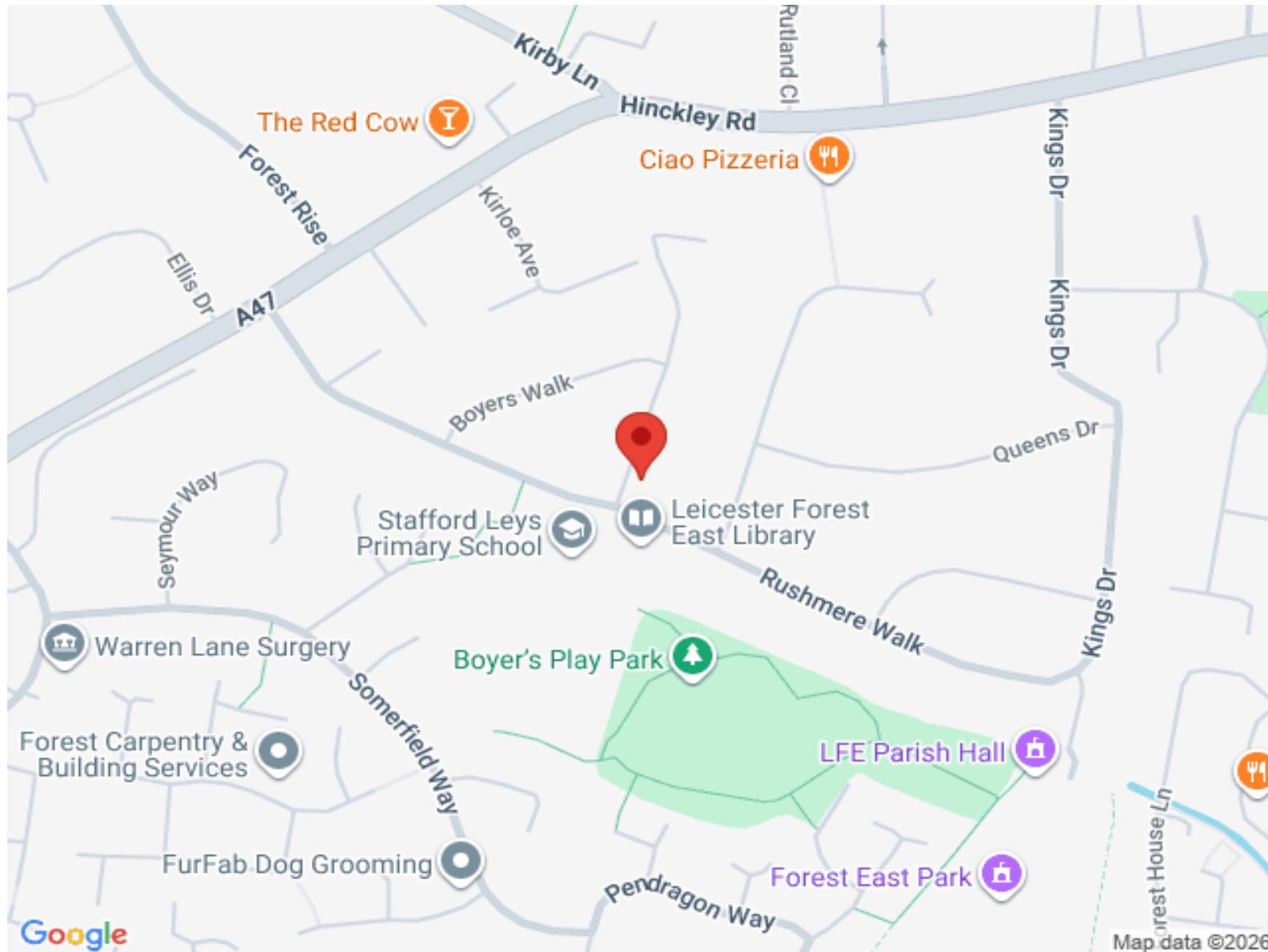
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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