



 NEWTON

13 Lady Hay Road, Leicester - LE3 9QW

Asking Price £499,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

13 Lady Hay Road

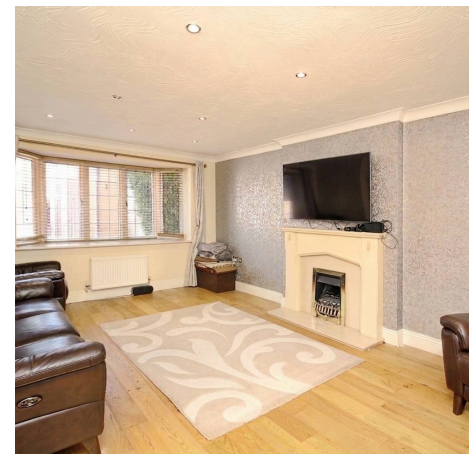
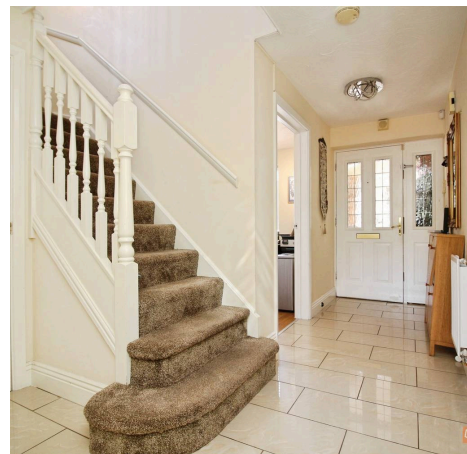
Leicester

Presenting an exceptional opportunity to acquire this executive four bedroom detached family home, thoughtfully designed by David Wilson to offer both style and functionality. All four bedrooms are generous doubles, each benefiting from built in wardrobes, while the principal bedroom enjoys the added luxury of an en-suite shower room. The heart of the home is a modern open plan kitchen diner, complemented by a practical utility room, ideal for modern family living and entertaining. The layout ensures versatility, with well-proportioned accommodation also offering a lounge, home office, conservatory and ground floor WC. Set back from the road, the property provides ample parking to the front, double garage (which has been partitioned to create a place to work from home), with a rear garden. Conveniently located for major road links and Glenfield Hospital, this home is perfectly positioned for commuters and families alike. Viewings are strictly by appointment only, so contact us now to arrange your private tour of this outstanding family residence.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four double bedrooms, all with built in wardrobes
- Executive detached family home
- Conveniently located for major road links and Glenfield Hospital
- Open plan kitchen diner & utility room
- Principal bedroom with the added luxury of an en-suite shower room
- Set back from the road, with ample parking to the front
- Tenure - Freehold / Tax Band E
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

As you enter the property, you are welcomed by a useful porch leading into the hallway. To the right is a versatile study/reception room, while opposite is the lounge, featuring a bay window that floods the room with natural light and create a bright, airy feel. Generously proportioned, there is also a feature fireplace. The home benefits from a home office which could also be utilised as a playroom. The kitchen/diner is ideal for family life, offering a neutral finish and versatile open-plan layout. The kitchen benefits from ample storage, granite surfaces, 1.5 sink, integrated appliances including a built in double oven, five ring hob, microwave and dishwasher and plenty of space for dining and entertaining. A delightful conservatory extends the living space and provides direct access to the garden with light and power. Completing the ground floor are a convenient downstairs WC and a separate utility room offering further storage and space for appliances.

Moving upstairs

Upstairs, the property continues to impress, offering four generously sized bedrooms, each benefiting from fitted wardrobes and ample space to accommodate a double bedroom. Two of the bedrooms enjoy the use of air conditioner units. The master bedroom offers an abundance of space, comfortably accommodating a large king-size bed while retaining plenty of additional floorspace. The room also benefits from a private en-suite shower room fitted with a three piece suite comprising a shower, wash basin and WC, adding an extra level of luxury. Completing the first floor is the well-appointed family bathroom, featuring both a bathtub and separate shower, making it practical and versatile for busy family life.



Outside

Set back from the road, the property occupies a plot with a driveway providing ample off-road parking and access to a detached double garage. The garage has been thoughtfully partitioned to create a versatile storage area/home office, complete with power, lighting, an air-conditioning unit and a convenient side access door. To the rear, the garden is predominantly laid to lawn, with a paved patio area directly adjoining the property. This provides an ideal space for outdoor seating, entertaining guests and enjoying the garden during the warmer months.

Location

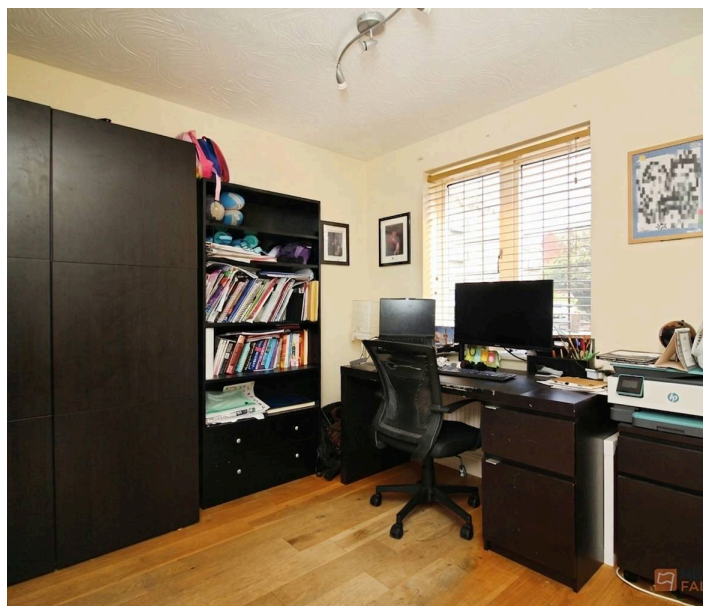
Lady Hay Road is conveniently situated close to Glenfield Hospital and Beaumont Leys Shopping Centre, which offers a range of well-known retailers including Next, Tesco and Argos. The property also benefits from excellent access to the Western Bypass/A46, providing links to the M1 motorway, as well as convenient access to Leicester city centre. The area is well served by local bus routes.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band E. 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.



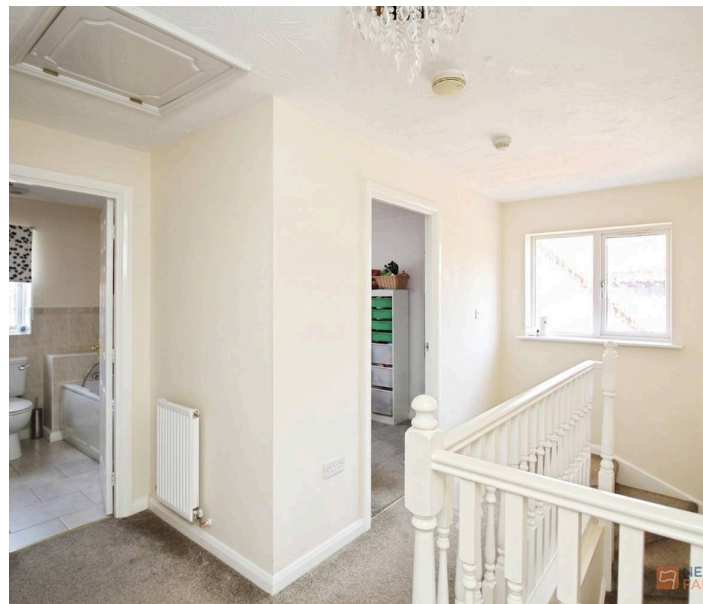


Making an Offer

"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

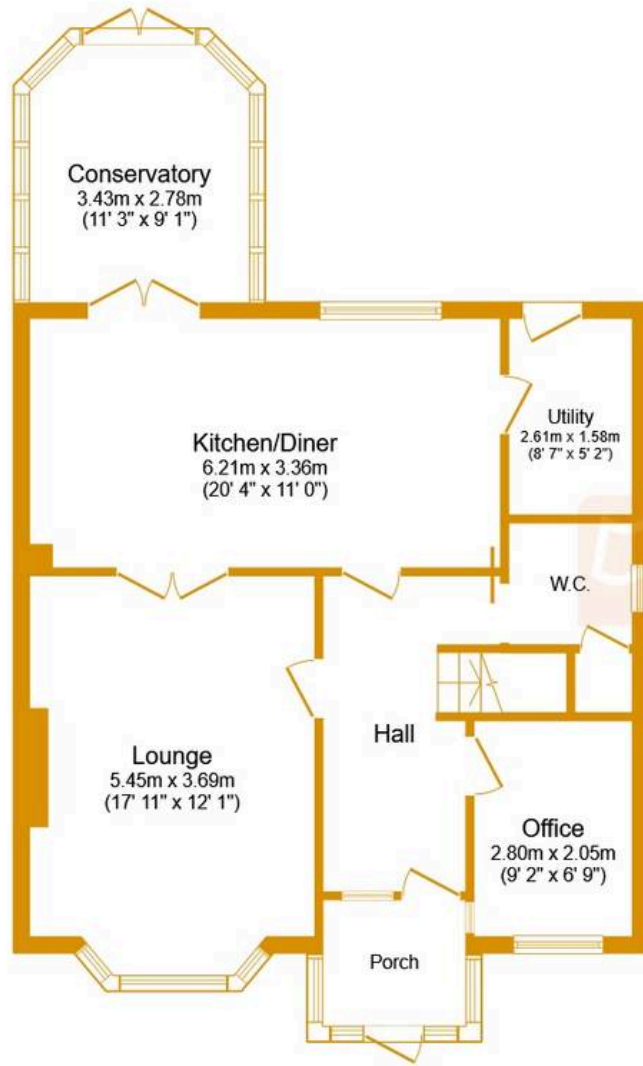
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

Free Property Valuations

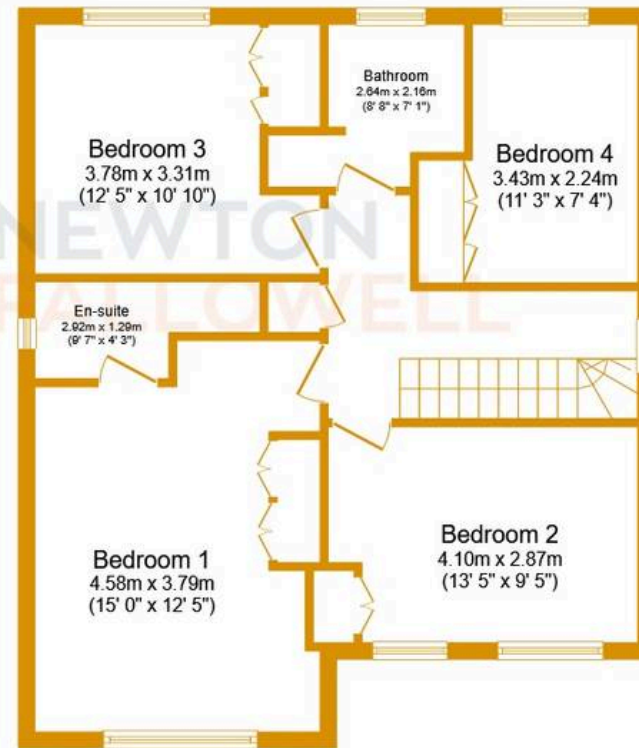
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



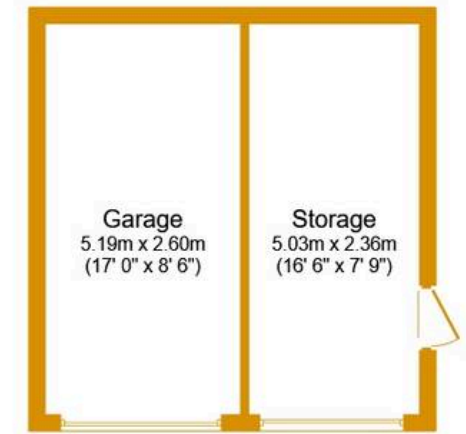




Ground Floor



First Floor



Outbuilding

Total floor area: 174.9 sq.m. (1,883 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**