

3 Overstrand Road, Hamilton - LE5 1AT

Guide Price £325,000

NEWTON FALLOWELL

The Property Ombudsman

3 Overstrand Road

Hamilton, Leicester

Available with no upward chain, Newton Fallowell are delighted to present to the market an exciting opportunity for growing families or first time buyers to acquire this contemporary three bedroomed home occupying a desirable position with a driveway, single garage and lawned garden to the rear. Internally, the gas centrally heated and double glazed layout includes an entrance hall, ground floor wc, lounge and kitchen diner, with three bedrooms (master with en-suite) and bathroom upstairs. Conveniently situated to excellent road links around the city of Leicester and within easy reach of major supermarkets and local villages, an early viewing is strongly recommended to avoid disappointment.

Council Tax band: C

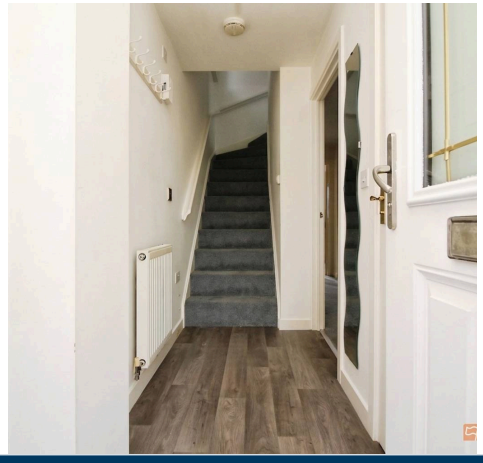
Tenure: Freehold

- Three well proportioned bedrooms
- Detached family home
- Available with no upward chain
- Off road parking and single garage
- Popular residential location
- Master bedroom with en-suite shower room
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!



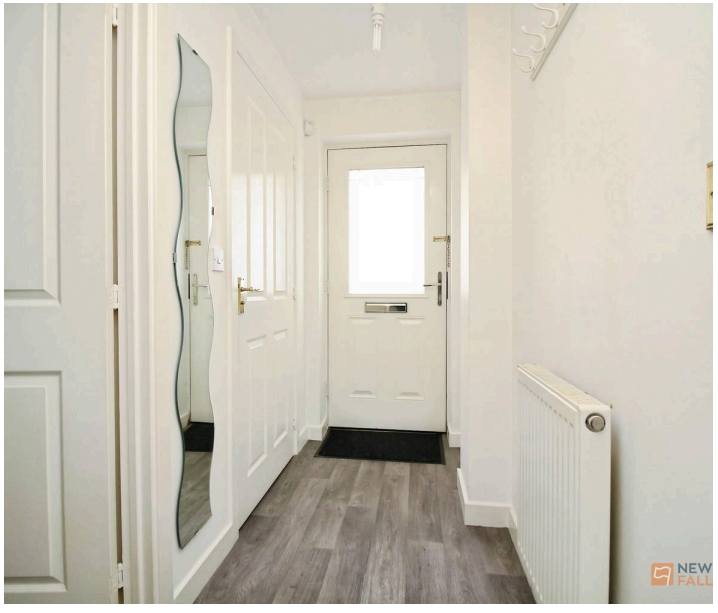












Welcome to your new home

Upon entering the property, you are welcomed by an entrance hall, finished in neutral décor, with stairs rising to the first floor and access to a convenient downstairs WC. The reception room features carpeted flooring and a front-facing window, allowing for plenty of natural light. A door leads through to the open-plan kitchen/diner, fitted with a range of wall and base units, complementary roll-edge work surfaces, a 1.5 bowl sink and drainer, integrated Neff oven, four-ring hob with extractor hood and space for two appliances. Further benefits include a useful storage cupboard with shelving, sliding doors providing access to the rear garden and internal access to the single garage, which benefits from lighting, power and houses the central heating boiler.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and the added luxury of a private en-suite, fitted with a shower cubicle, wash basin and WC. Completing the first-floor accommodation is the family shower room, comprising a walk-in shower, wash basin and WC.

Outside

Externally, the property benefits from a slate-gravelled forecourt, with a side tarmacadam driveway providing off-road parking and giving access to the attached single brick-built garage. To the rear, the garden is predominantly laid to lawn, complemented by a flagged patio area. The garden is enclosed by fencing.

Location

The popular suburb of Hamilton lies to the north-east of Leicester City Centre, offering excellent transport links and a wealth of local amenities. The area provides easy access to Leicester, the surrounding market towns of Loughborough, Melton Mowbray, Oakham and Market Harborough, as well as East Midlands Airport. The nearby Charnwood Forest offers scenic countryside walks and golf courses, while Leicester's Ring Road provides convenient access to the M1/M69 motorway network, Fosse Park and the Meridian shopping and leisure facilities. Hamilton itself boasts a Tesco superstore, local shops, leisure facilities, Scraptoft and Humberstone Heights Golf Clubs, schooling for all ages, including Gateway College, and regular bus services into Leicester City Centre.

Tenure & Council Tax

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

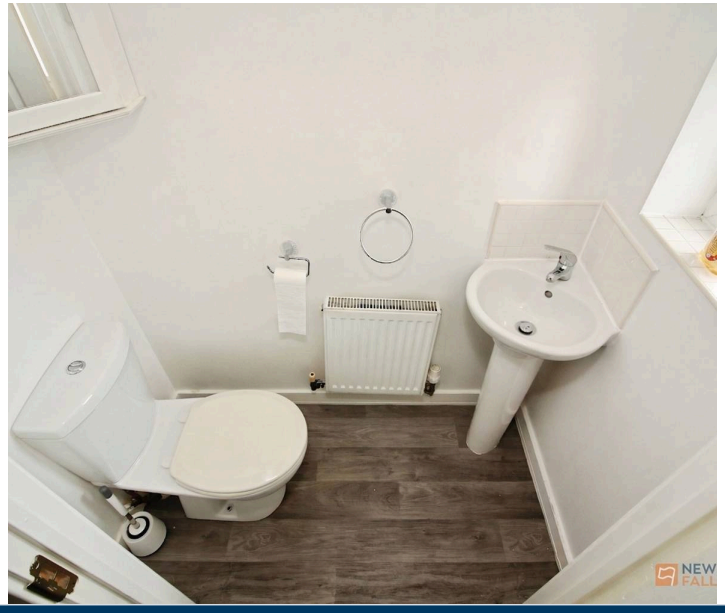
Viewing Arrangements

Viewings are strictly by appointment only.

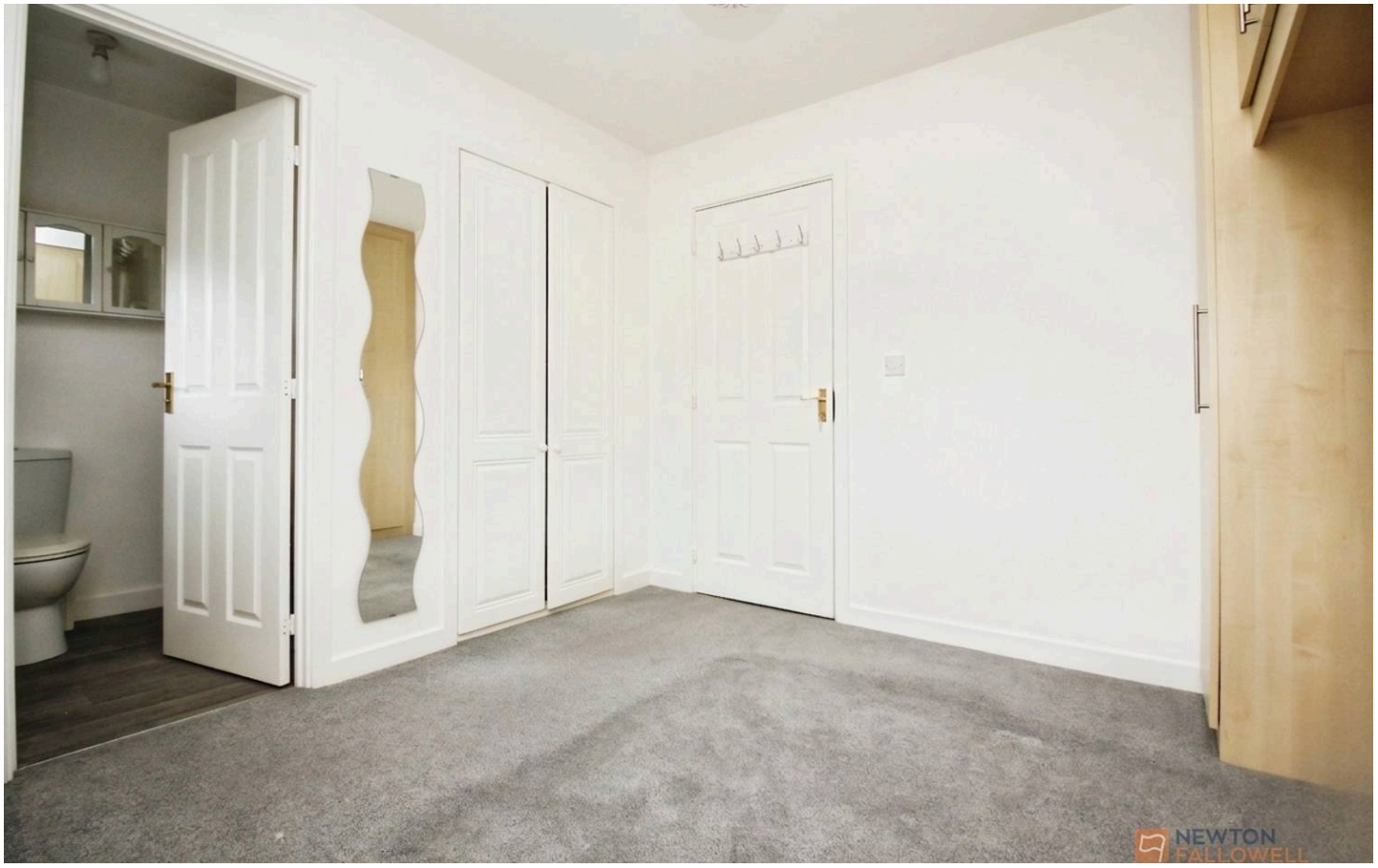
Need Independent Mortgage Advice?

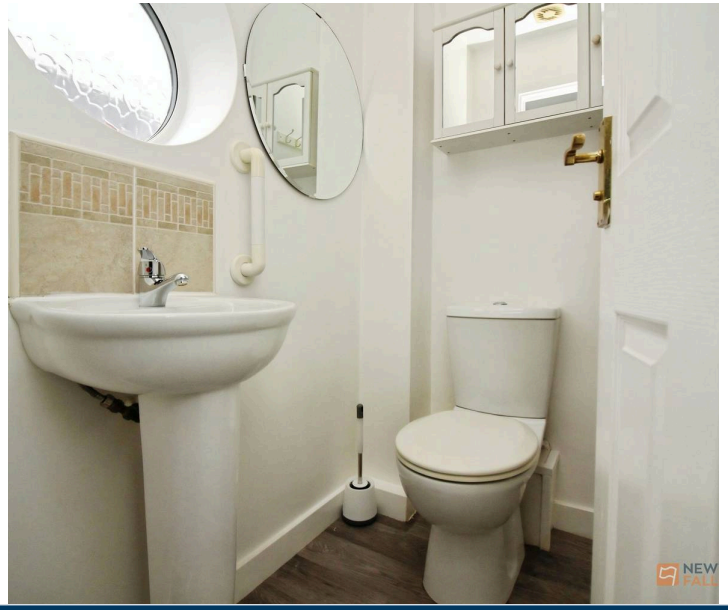
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether 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 Landmark if 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 £48 (plus 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), and is non-refundable. We will receive some of the fee taken by Landmark 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.

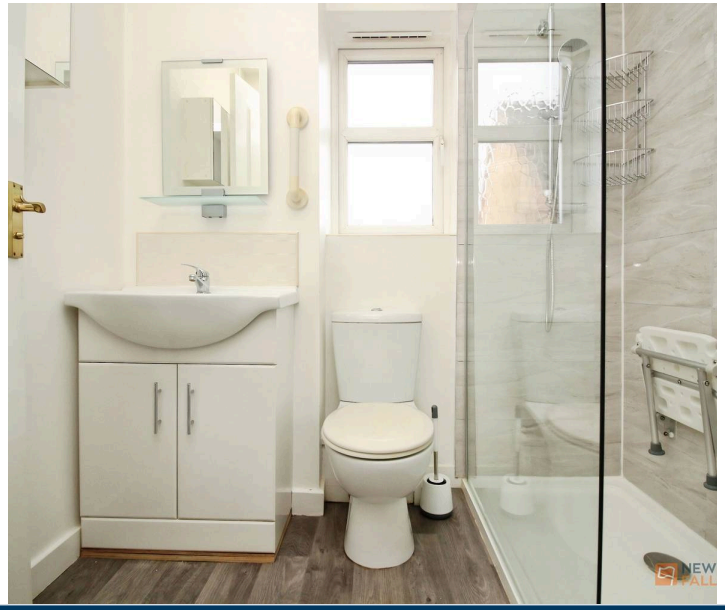
Referrals

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.





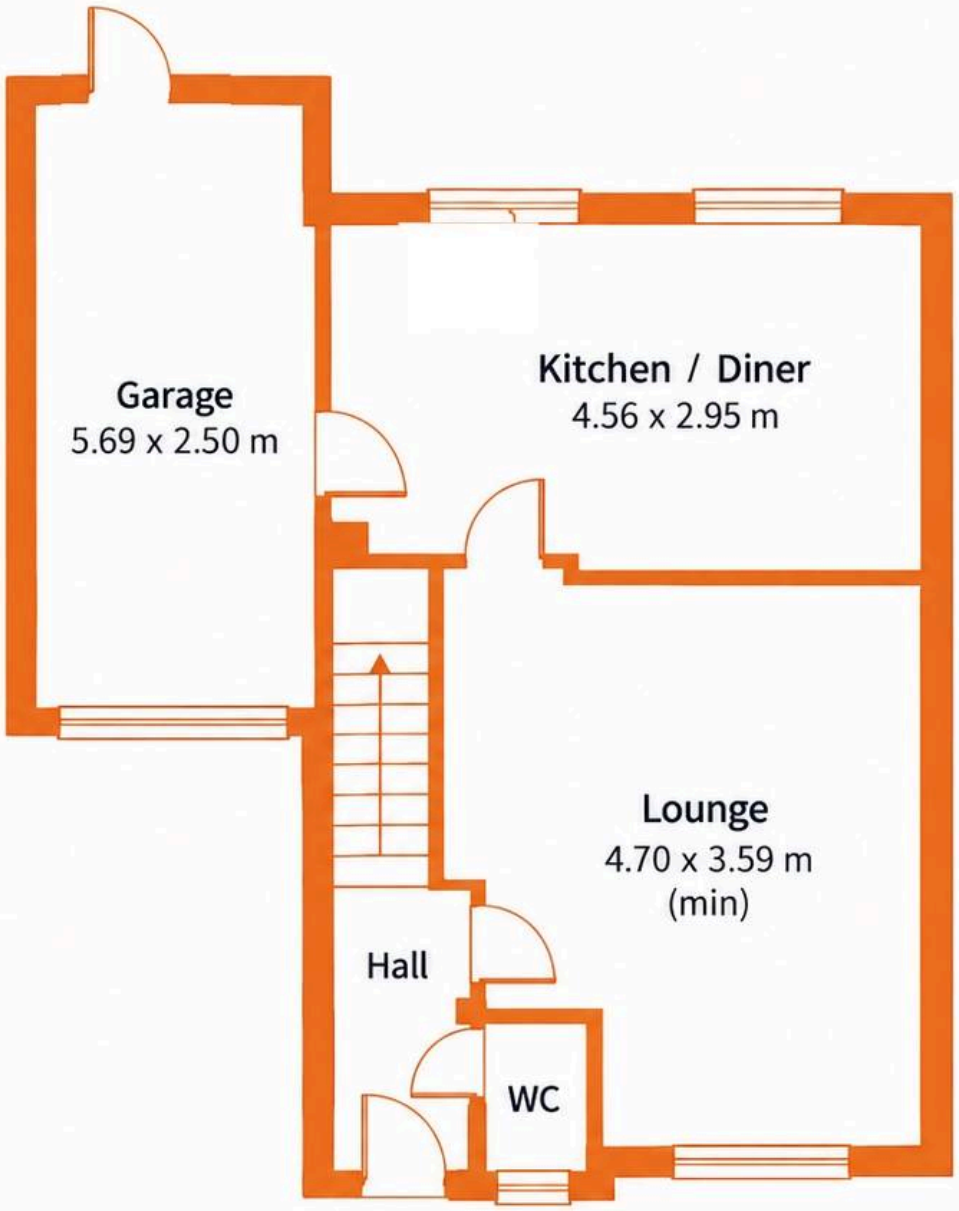




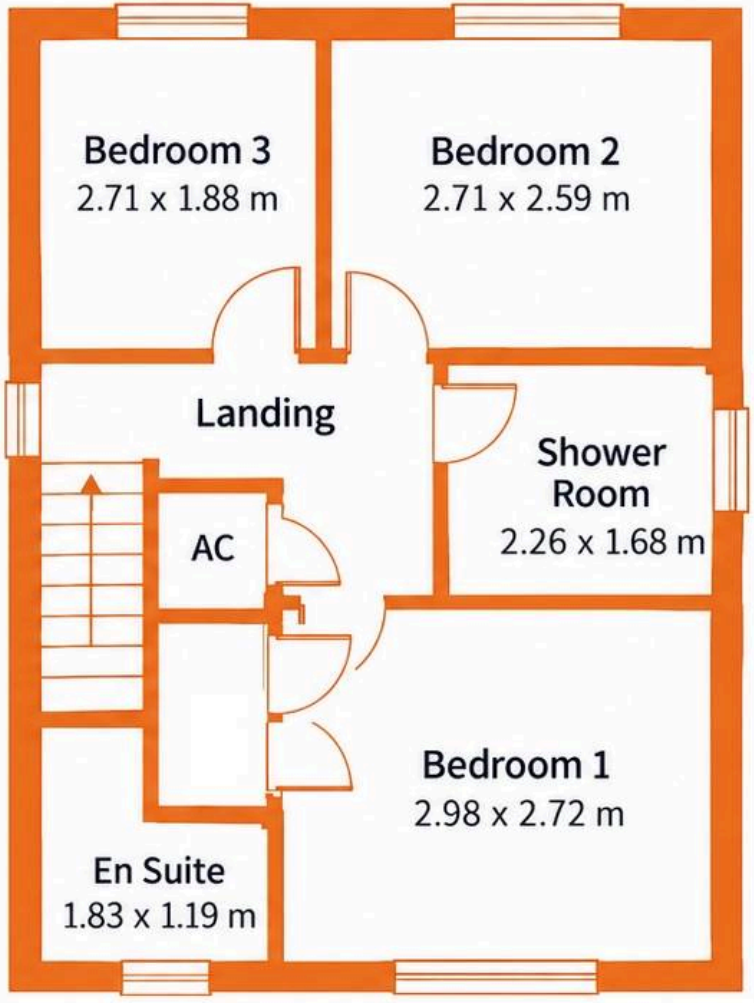








GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale. All dimensions are approximate.

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