



NEWTON

40 Verdale Avenue, Leicester - LE4 9TG

Asking Price £350,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

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40 Verdale Avenue

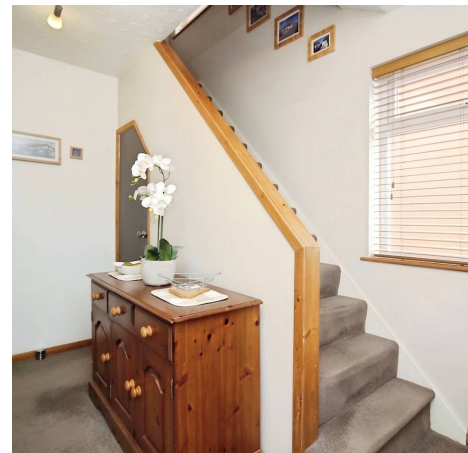
Leicester

A characterful three-bedroom home, set within a popular residential setting and offering well-proportioned accommodation with excellent scope for further enhancement. The ground floor offers a reception room, featuring beamed ceilings and a characterful walk-in bay window. A wonderful conservatory provides additional living space and enjoys views across the rear garden. A versatile home office, which could also serve as a fourth bedroom, benefits from a vaulted ceiling, alongside a useful utility room and kitchen. Upstairs are three well proportioned bedrooms, with the principal bedroom featuring built-in wardrobes, together with a family bathroom, separate WC and insulated loft offering potential for conversion, subject to the necessary consents. Outside, a driveway provides off-road parking, while the larger-than-average rear garden offers a lawn and patio, creating an ideal setting for outdoor entertaining. A timber shed completes the garden. Perfect for families, an immediate viewing comes highly recommended.

Council Tax band: C

Tenure: Freehold

- Three/four bedrooms
- Traditional semi detached home
- Popular residential location
- Lounge diner and conservatory extension
- Home office/fourth bedroom with vaulted ceiling
- Larger than normal rear garden
- Tenure - Freehold / Tax Band C
- EPC Rating D





Welcome to your new home

Upon entering the home, you are welcomed by an entrance hall with stairs rising to the first floor and two useful storage cupboards. The spacious reception room provides ample space for both formal dining and comfortable sitting, featuring carpet flooring, beamed ceilings and a charming walk-in bay window overlooking the front. Sliding doors open into the wonderful conservatory extension, offering versatile additional living space with carpet flooring, power, lighting and an electric heater. There is also potential to upgrade the roof to a lightweight insulated roof. From the conservatory, access leads to a versatile home office, which could also be used as a fourth bedroom, complete with a characterful vaulted ceiling. Adjacent is a useful utility with fitted units, space for appliances and access to the driveway. The ground floor is completed by a kitchen with a range of units, 1.5-bowl sink and drainer, four-ring hob and hood.

Ascend to the first floor

Moving upstairs, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a two-piece suite comprising a bath and wash basin, alongside a useful built-in cupboard housing the central heating boiler. A separate guest WC is conveniently located adjacent. The landing also provides access to the loft space, which benefits from insulation and offers excellent potential for conversion into additional bedroom accommodation, subject to the necessary planning and building regulations consents.



Outside

Situated in a popular residential location, the property benefits from a driveway to the front, providing useful off-road parking. A particular highlight of the home is the larger-than-average rear garden, which is mainly laid to lawn and features a patio area adjoining the property, providing the perfect space for outdoor seating and entertaining. The garden is further complemented by a useful timber shed.

Location

Thurmaston lies some 4 miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including nearby Watermead Country Park. For the commuter, the nearby ring road provides access to junction 21 of the M1 and M69.

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 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

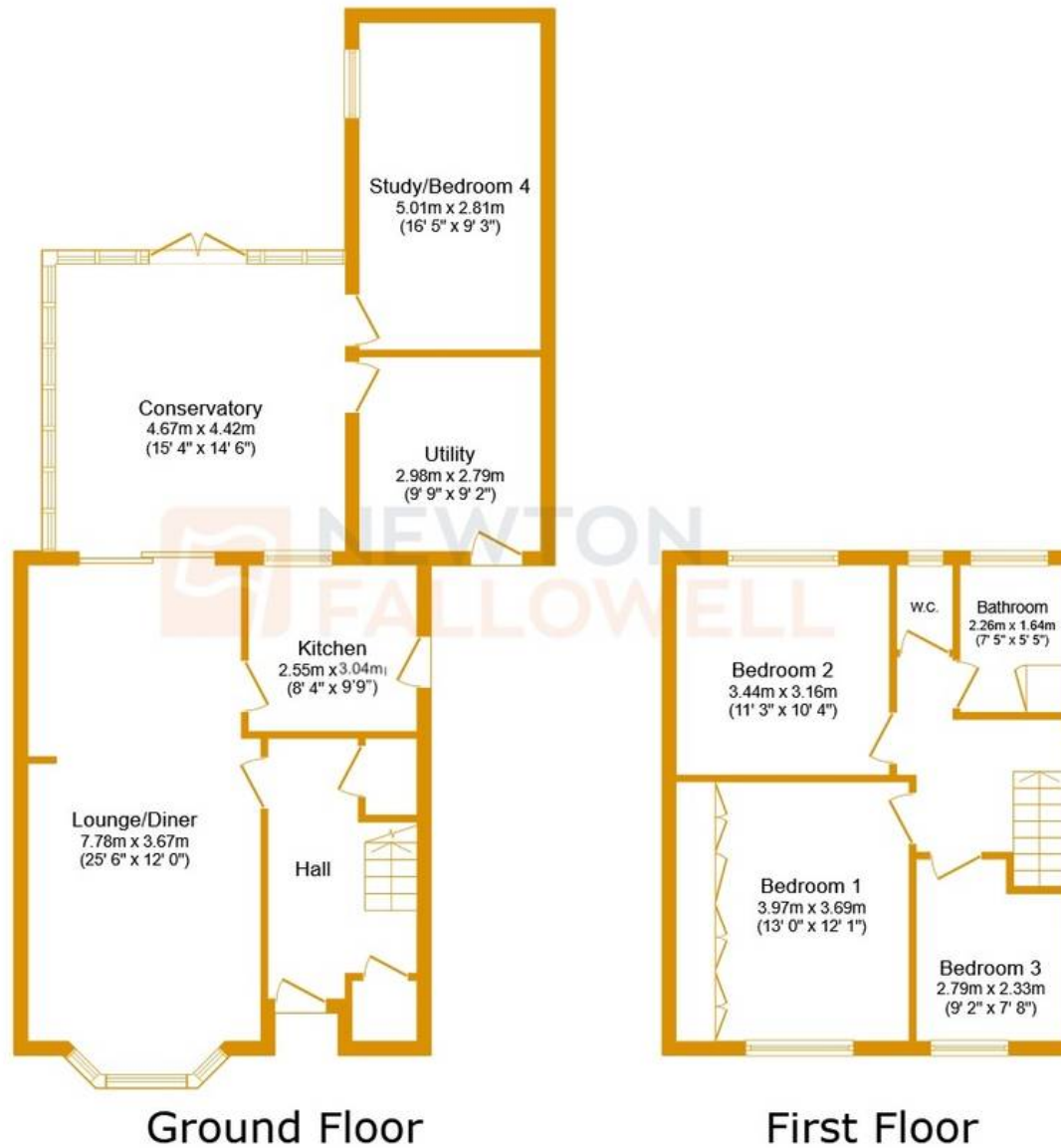
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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







Total floor area: 130.9 sq.m. (1,410 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





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