



53 Ellesmere Road, Leicester - LE3 1BG

Guide Price £220,000

 **NEWTON FALLOWELL**

53 Ellesmere Road

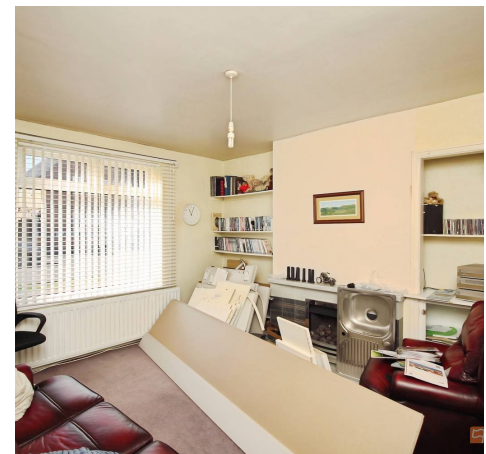
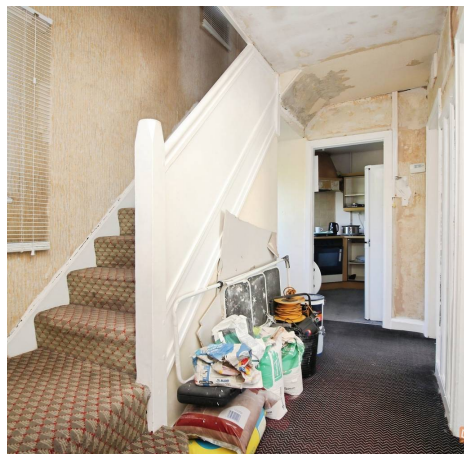
Leicester

A well proportioned three-bedroom home offering a rear garden and excellent transport links. The welcoming entrance hall leads to two reception rooms and a kitchen. Upstairs are three well-proportioned bedrooms, including two doubles, together with a bathroom and separate WC. Outside, the rear garden is not overlooked from beyond, while a paved frontage provides car standing. Located in popular LE3, close to Braunstone Park, Narborough Road and Fosse Road, with Fosse Park, Leicester City Centre, the M1 and M69 all within easy reach. Benefiting from gas central heating, an excellent opportunity for first-time buyers, families or investors. Viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

- Three bedrooms
- Semi detached home
- Two reception rooms
- Popular residential location, within walking distance to local schooling and Braunstone Park
- Gas central heating
- Ideally positioned for major road links
- 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 entry to the home you step into the welcoming entrance hall, offering a staircase rising to the first floor as well as two useful storage cupboards. From here you'll have access to two receptions, ideal for both comfortable sitting and formal dining. The kitchen is fitted with a range of units with sink and drainer, built in oven, hob with hood and space for appliances. There is a rear access door to the garden.

Moving upstairs

Ascend to the first floor, the landing gives access to three bedrooms, two of which are comfortable doubles. The bathroom is fitted with a two piece suite comprising a wash basin and bath, with a separate WC found adjacent.

Outside

The plot offers a paved frontage providing car standing, with gated access leading to a rear garden, not overlooked from beyond.

Location

The property is situated on Ellesmere Road in the popular Braunstone area of Leicester, offering convenient access to a range of local amenities, schools and everyday facilities. Queensmead Primary Academy and Braunstone Community Primary School are both within easy reach, while nearby bus services provide good connections towards Leicester city centre. Leicester train station is approximately 2 miles away, with the area also benefiting from easy access to major road links.

Tenure & Council Tax

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

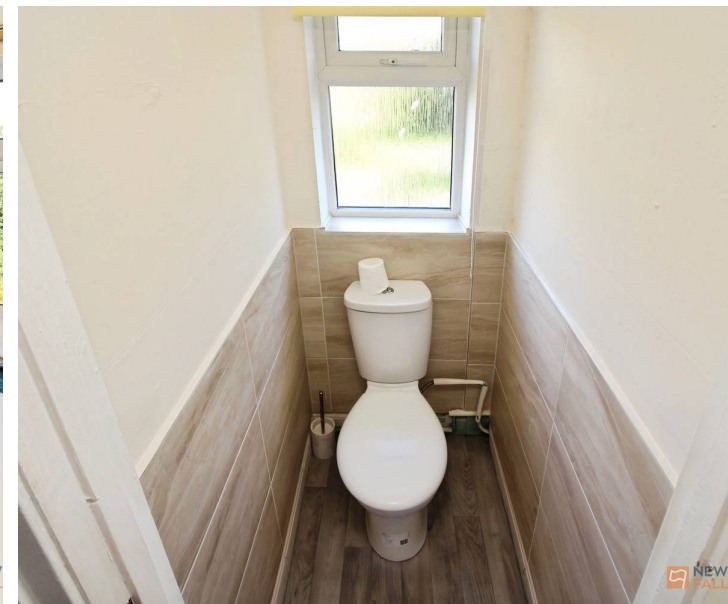


Need Independent Mortgage Advice?

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."





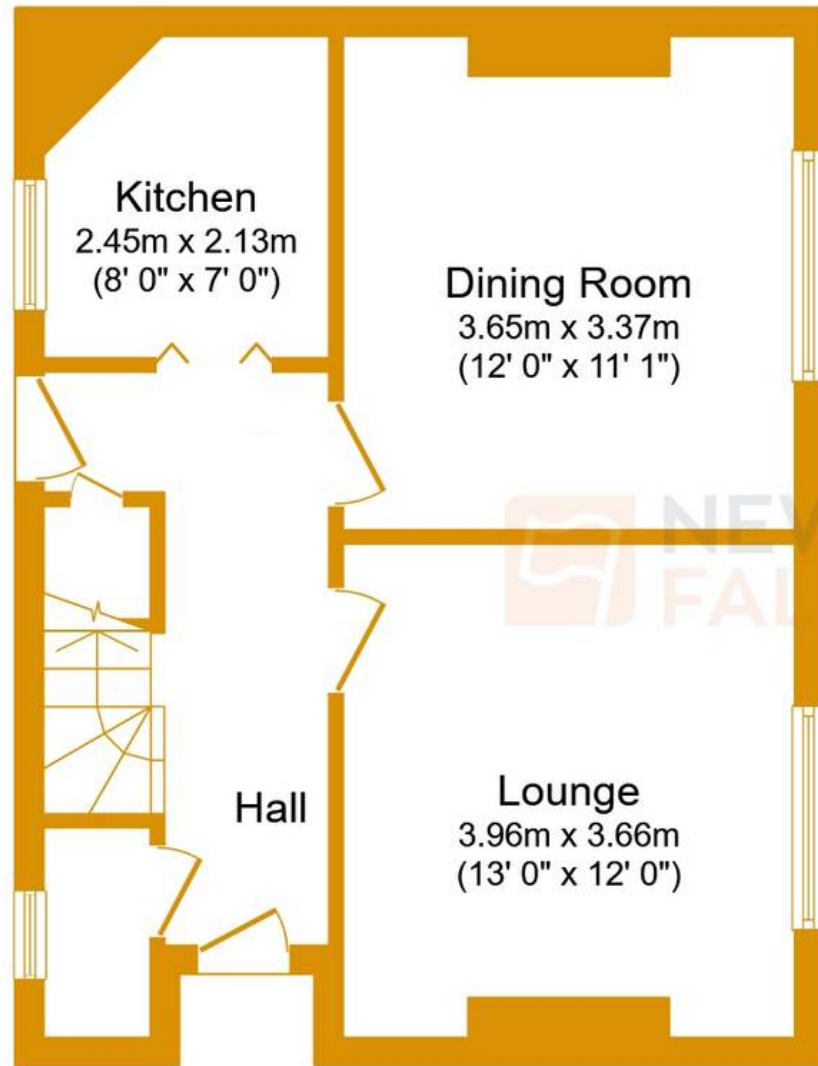
Referrals

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.

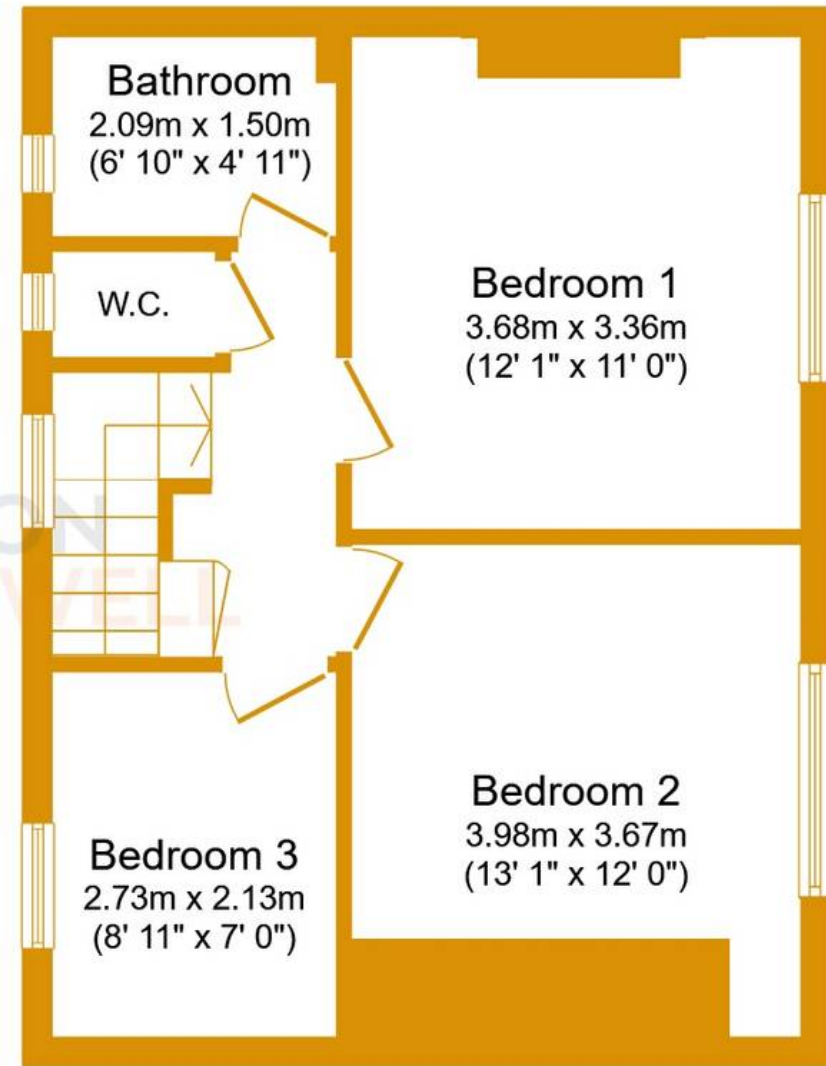
Referrals

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

Total floor area: 82.5 sq.m. (888 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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