



5 Teal Close, Leicester Forest East - LE3 3NR

Guide Price £359,950

 **NEWTON FALLOWELL**

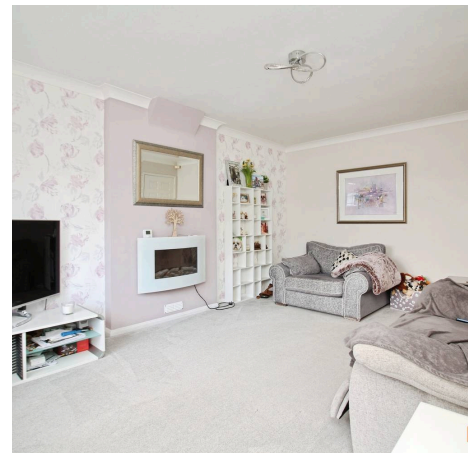


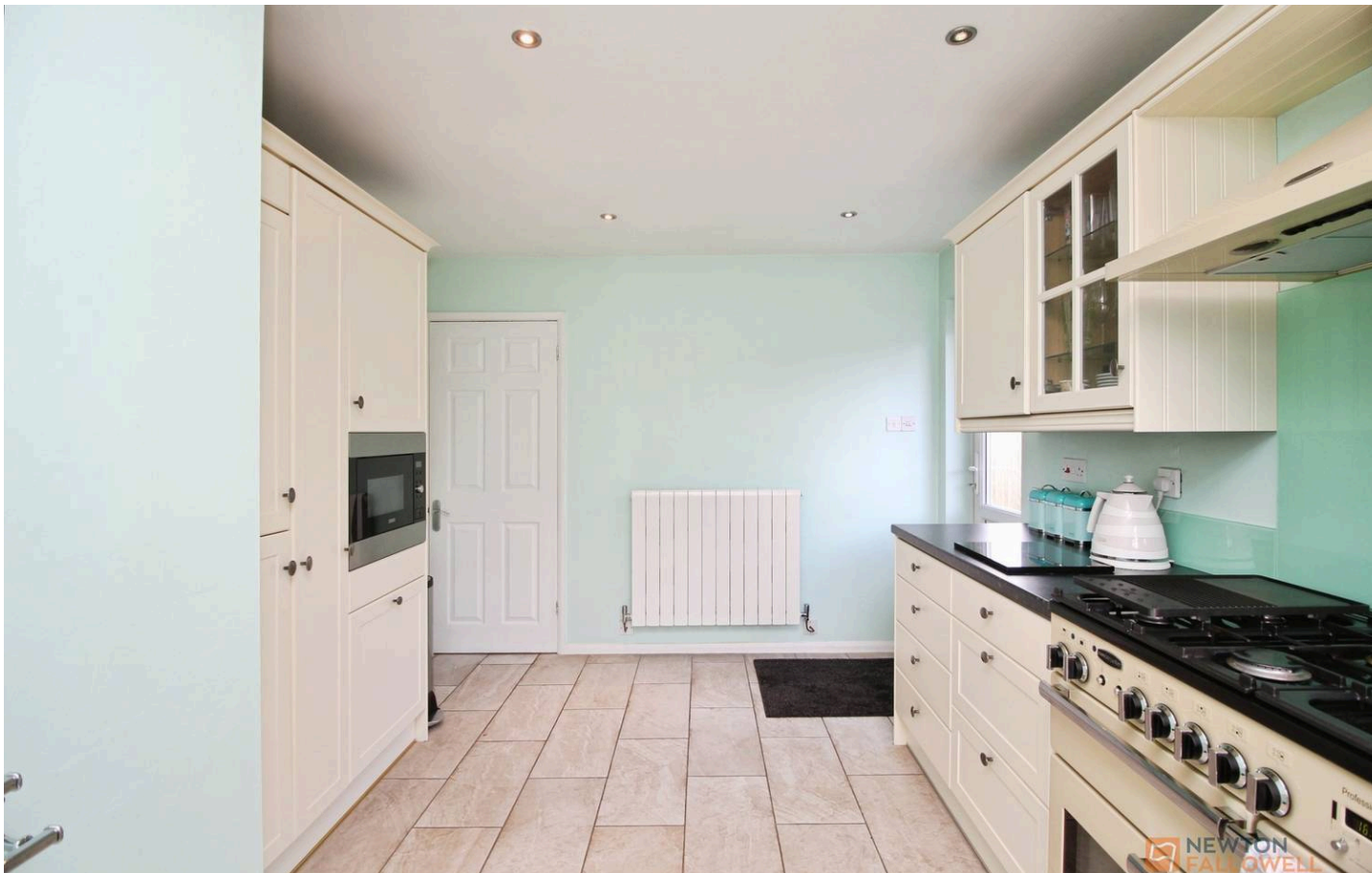
5 Teal Close

Leicester Forest East, Leicester

Situated in the highly desirable area of Leicester Forest East, this much-improved three-bedroom detached bungalow occupies an enviable corner plot and is offered to the market with **no upward chain**. The property has been thoughtfully updated by the current owner, including a modernised kitchen and shower room, together with a replacement central heating boiler installed in 2023. The well-proportioned accommodation comprises an entrance lobby, a comfortable lounge, a modernised kitchen with built-in appliances, three bedrooms (two of which are doubles) and a contemporary shower room. Externally, the property benefits from a driveway providing off-road parking, leading to a detached garage. To the front and rear are lawned gardens, with the rear garden enjoying a particularly private and secluded feel, providing an ideal space for relaxation and outdoor enjoyment. Offering well-presented accommodation, a desirable location and the added benefit of no upward chain, this property would make an ideal home for those looking to downsize without compromising on space. **An early viewing is highly recommended to fully appreciate all that this attractive bungalow has to offer.** Tax band: C / Freehold

- Three bedrooms
- Detached bungalow
- Modernised kitchen with built in appliances
- Gated driveway and single garage
- Upgraded central heating boiler (Fitted 2023)
- Sought after location
- Tax Band C
- EPC Rating TBC





Welcome to your new home

Upon entering the bungalow, you are welcomed by an entrance lobby leading to a reception room featuring carpeted flooring, a feature fireplace and a bay window overlooking the front elevation. An inner hallway provides access to the remaining accommodation, including a modern fitted kitchen with a range of wall and base units, complementary work surfaces, glass splashbacks and integrated appliances. These include a washing machine, fridge freezer, Zanussi oven and Rangemaster cooker with extractor hood. Further benefits include tiled flooring, spotlighting, side access and a concealed central heating boiler fitted in 2023. The bungalow offers three bedrooms, two of which are comfortable doubles, alongside a modern shower room comprising a shower, wash basin and WC. Completing the accommodation is a conservatory providing additional living space, with dual-aspect glazing and a door opening to the rear.

Outside

Occupying a sought-after position, the property enjoys a pleasant frontage, set behind traditional picket fencing with a lawned garden and pathway leading to the front entrance. A driveway provides convenient off-road parking, with gates opening to a further driveway and access to the garage, measuring 5.09m x 2.69m. The garage benefits from light, power and useful storage shelving, which is included in the sale. A side gate leads through to a predominantly enclosed rear garden, featuring a generous lawn, well-stocked planted borders and a paved patio area. This lovely outdoor space provides the perfect setting for relaxing, al fresco dining and entertaining family and friends.



Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

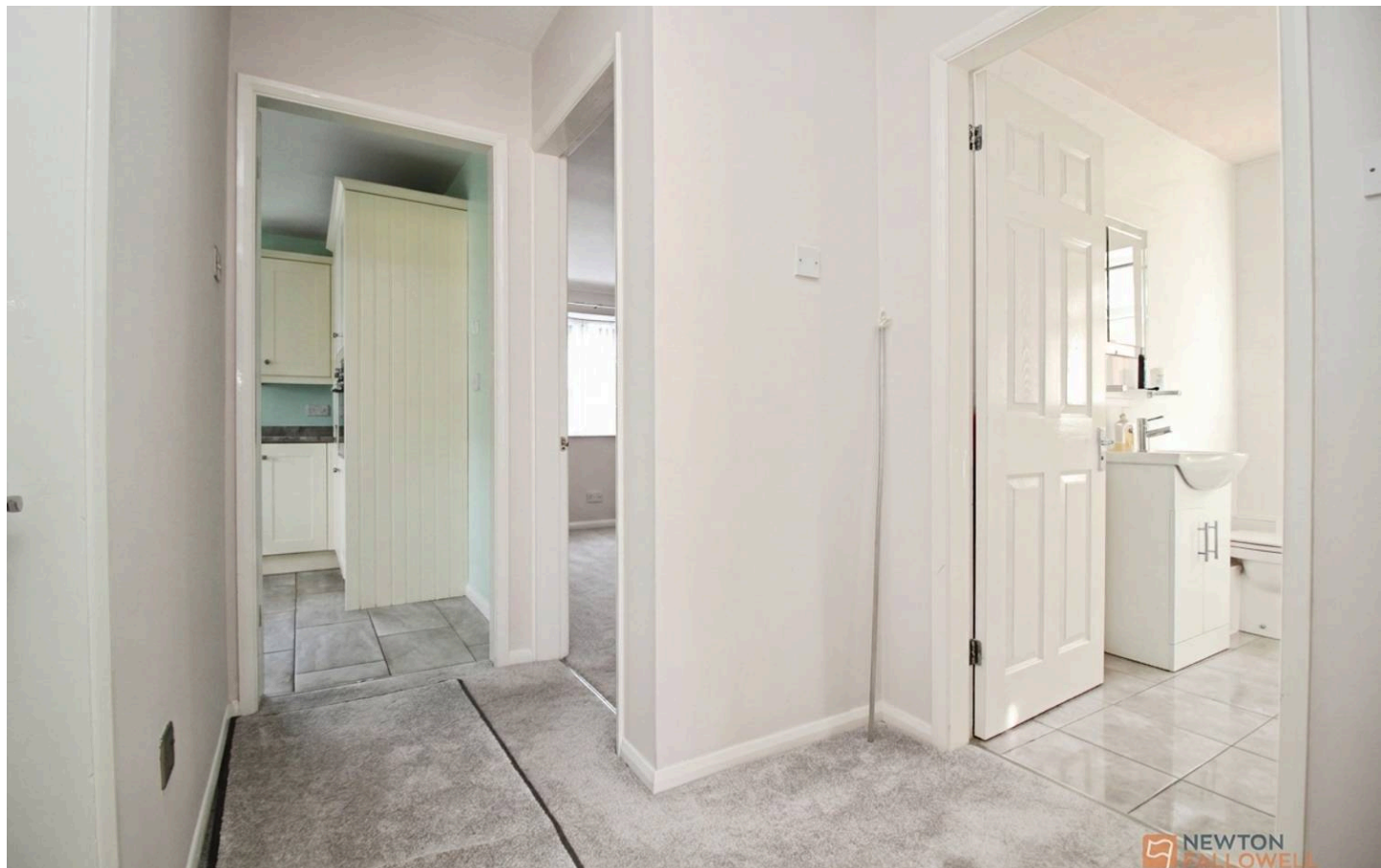
We understand the property is being sold as freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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.



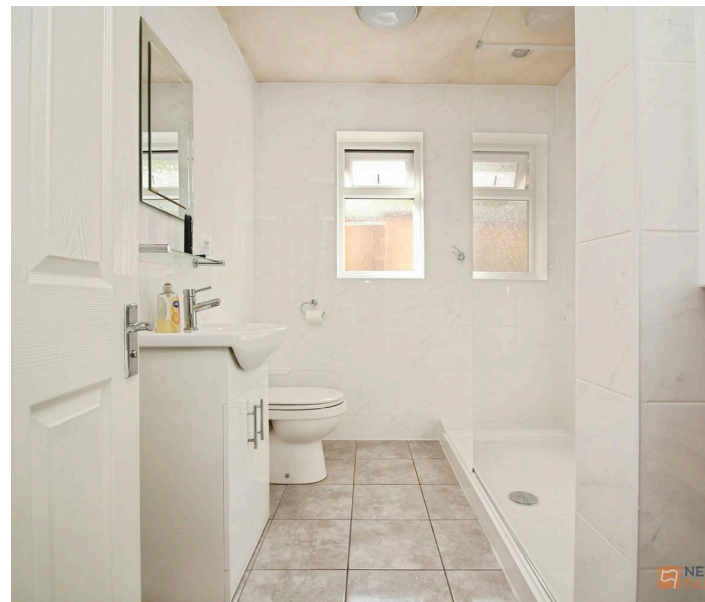
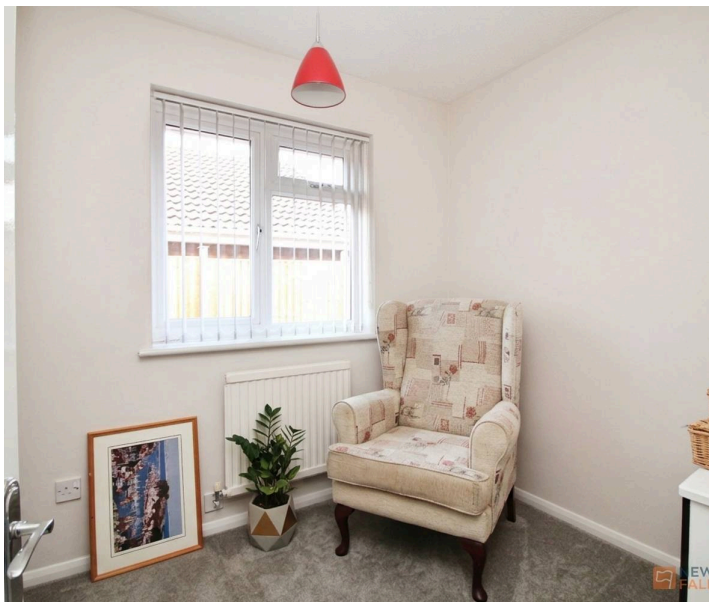


Making an Offer

"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.



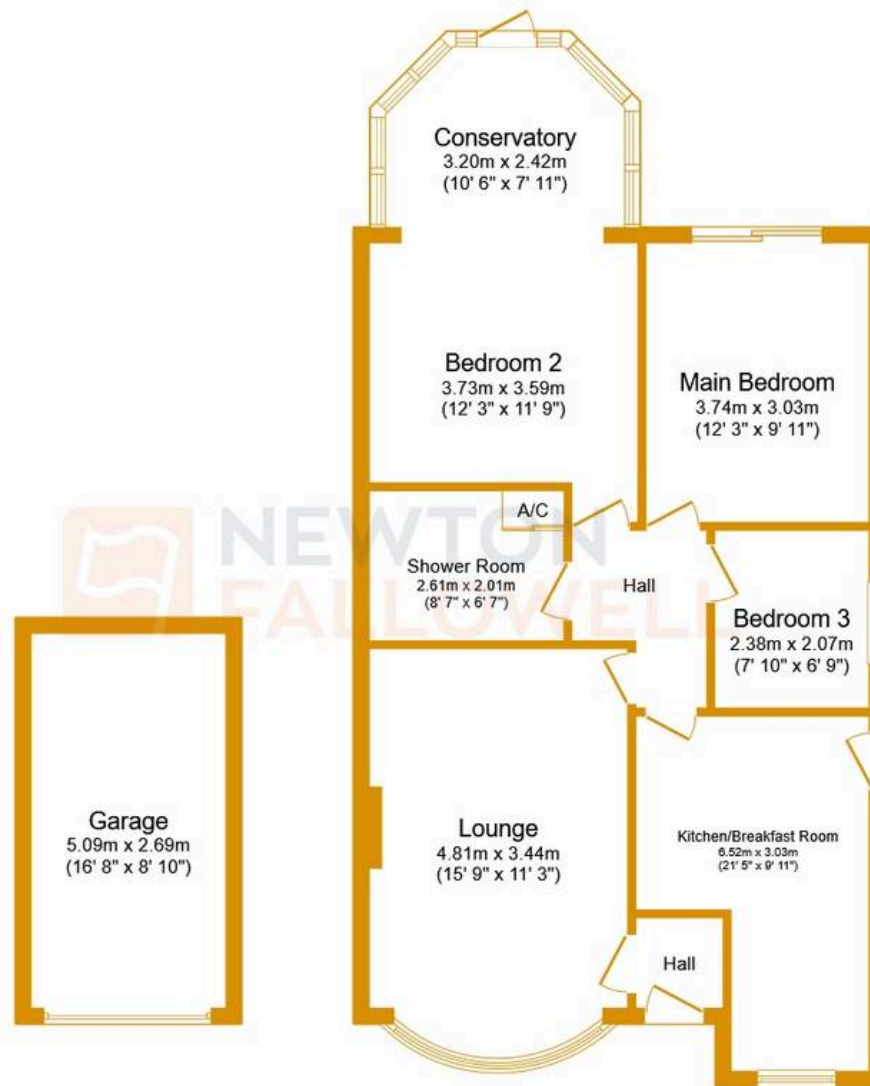
Referrals

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.





Garage

Floor Plan

Total floor area: 92.2 sq.m. (992 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**