



Pindar Road, New Parks, Leicester, LE3



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£230,000

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## Key Features

- Three well proportioned bedrooms
- Modern fitted kitchen diner and family bathroom
- Downstairs WC
- Outbuildings providing useful storage
- Conveniently located for access to Leicester City Centre
- Gas central heating & double glazing
- EPC rating TBC





Newton Fallowell are excited to welcome to the market this well proportioned and much improved three bedroom semi detached home perfect for first time purchasers or growing families. The gas centrally heated layout includes an entrance hall, lounge with feature log burner, modern fitted kitchen diner, guest WC with utility area, side lobby with access to a useful outbuilding providing storage. Upstairs you will find three practical bedrooms, all benefiting from built in wardrobes and a contemporary bathroom. The plot offers a landscaped garden to the rear with a further outbuilding and a gated driveway to the front. Conveniently located for access to into Leicester City centre, an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Upon entering the property, you are welcomed into an inviting entrance hallway with a staircase rising to the first floor. The lounge is centred around a feature log burner, creating a warm and cosy living space, and further benefits from French doors opening out to the rear garden.

A standout feature of the home is the impressive full-length kitchen diner, fitted with a range of wall and base units with complementary work surfaces, a built-in oven, five-ring gas hob with extractor hood, and space for a fridge freezer. The kitchen offers ample room for a dining table and chairs, with French doors providing direct access to the rear garden, making it ideal for both everyday living and entertaining.

Additional ground floor accommodation includes a guest WC and a utility area with space for a washing machine. A door leads through to a side lobby, which provides convenient access to both the front and rear of the property, as well as access to a useful outbuilding.

### Moving upstairs

Moving upstairs, the property continues to impress with its generous proportions, offering three bedrooms that provide flexibility for family living, guest accommodation, or home

working. All three benefit from having built in storage. The family shower room is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin, and WC, all finished to a modern standard. The landing also serves access to a cupboard housing the Worcester boiler.

### Outside

Occupying a set-back position, the property sits on a plot with a gated driveway to the front providing off-road parking. To the rear is a landscaped garden, featuring a decked seating area directly adjacent to the property, ideal for outdoor dining and entertaining. The garden further benefits from a pergola, paved seating area and an enclosed lawn, creating a private and versatile outdoor space. Additionally, there is access to a useful outbuilding, currently utilized as a log store.

### Location

Pindar Road is situated within the popular and well-established New Parks area of Leicester, a residential location favoured by families and professionals alike. The area benefits from a strong sense of community and offers a range of local amenities including shops, schools and healthcare facilities, all within easy reach.

Excellent transport links are available, with regular bus services providing convenient access to Leicester City Centre, while the nearby A50 and A563 ring road offer straightforward routes to the M1 and surrounding areas. Leicester train station and the city's main shopping and cultural attractions are also easily accessible.

For those who enjoy outdoor space, New Parks has a number of green areas and parks nearby, making it ideal for families and those seeking a balanced lifestyle. Pindar Road combines the advantages of a residential setting with the convenience of city access, making it a highly desirable location.

### Tenure, Council Tax & Other Information

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.

Please Note: The non-standard construction type for Pindar Road is Easiform.







## Viewing Arrangements

Viewings are strictly by appointment only.

## Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

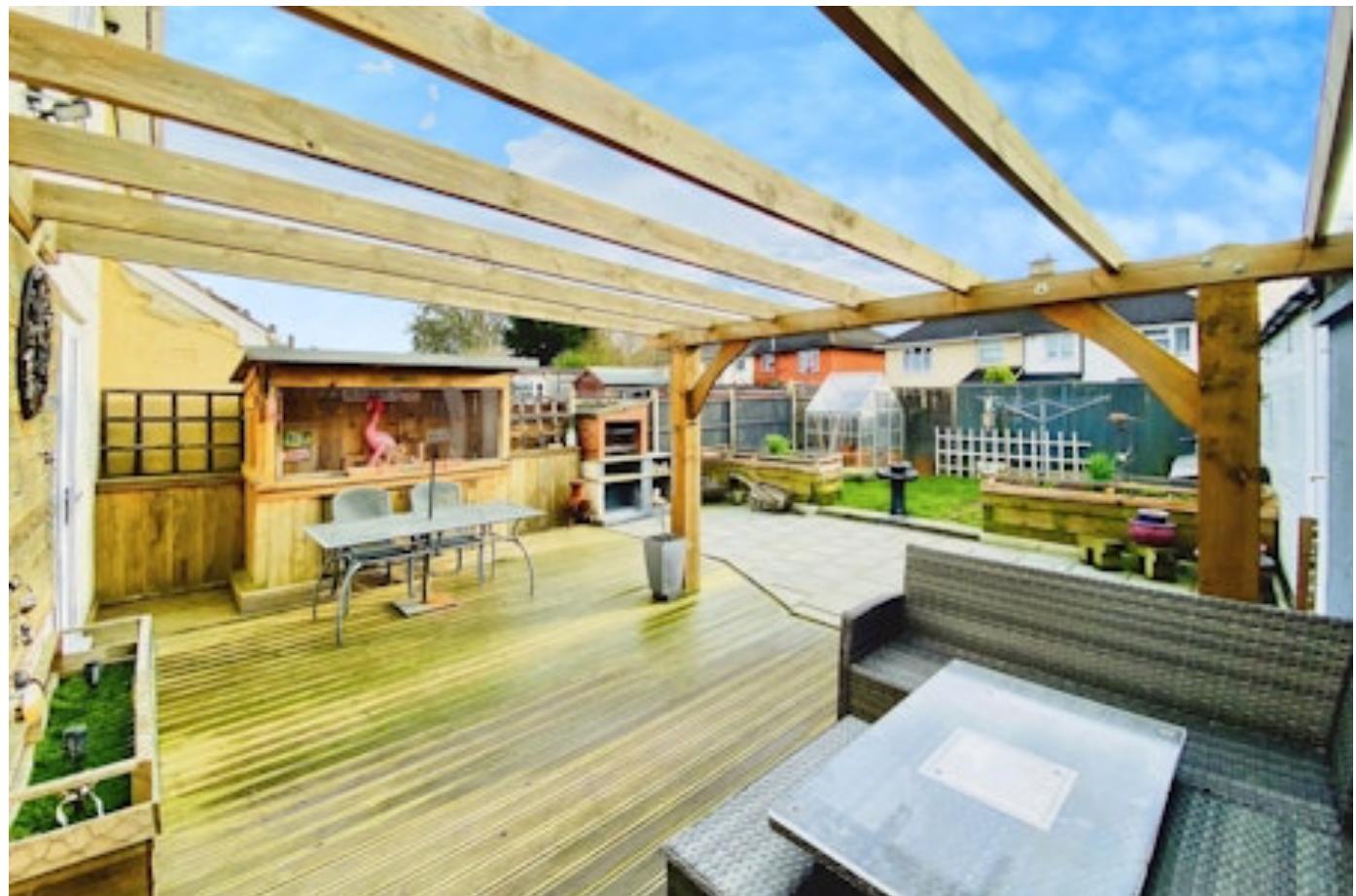
### Referrals

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 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 have a house to sell then we would love to provide you with a free no obligation valuation.







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