



NEWTON

145 Keyham Lane West, Leicester - LE5 1RT
£220,000

 **NEWTON FALLOWELL**

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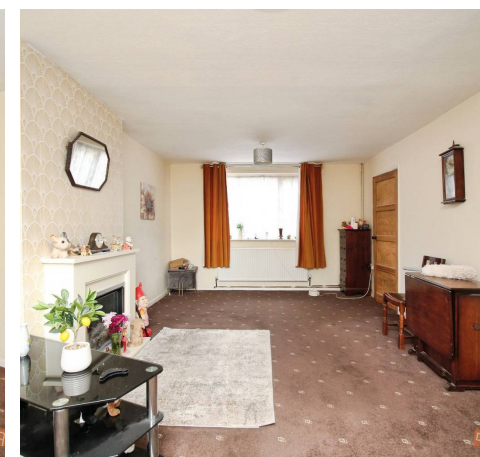
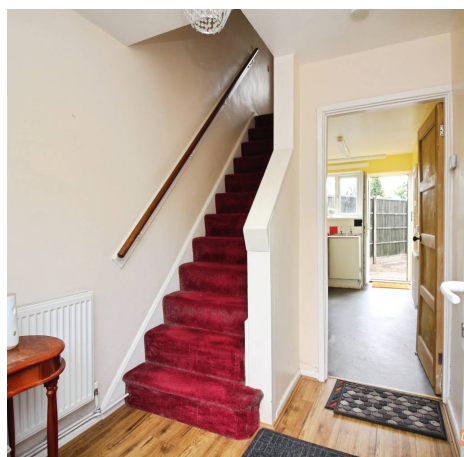
Leicester

This three bedroom mid terrace house is situated in a popular and convenient location, offering excellent access to nearby schooling and regular bus links into Leicester City Centre. The property features gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Inside, the accommodation comprises a welcoming entrance hall, a lounge diner, and a kitchen. Upstairs, there are three practical bedrooms, bathroom and separate WC. The property is offered with no upward chain, making it an ideal choice for both first-time buyers and investors. Local amenities are within easy reach, including Tesco's superstore in Hamilton, with further shopping and dining options available in nearby Scraptoft or along Uppingham Road. This is a fantastic opportunity to acquire a home in a sought-after area with excellent transport connections and a wide range of facilities close by. Early viewing is highly recommended to appreciate the quality and potential of this mid terrace house.

Council Tax band: A

Tenure: Freehold

- Three bedrooms
- Mid terrace house
- Popular and convenient location
- Rear garden with outbuildings
- Available with no upward chain
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating TBC
- Viewings strictly by appointment only!





Step into your new home

Upon entry to the home you step into the welcoming entrance hall, with a staircase rising to the first floor and a door leading through to the full length reception room affording ample space for both formal dining and comfortable sitting, presented with carpet flooring and offering windows to both the front and rear. The kitchen is fitted with a range of wall and base units with complementary surfaces, sink and drainer, cooker and space for appliances. With a useful pantry and rear access door.

Moving upstairs

Ascend to the first floor, where the landing provides access to three bedrooms, two of which are well-proportioned double bedrooms. The second bedroom benefits from a built-in cupboard housing the central heating boiler. The bathroom is fitted with a two-piece suite comprising a bath with shower over and wash hand basin, while a separate WC is conveniently located adjacent.

Outside

Set back from the road, the plot offers a paved frontage with shared gated access to the side leading to a mainly laid to lawn garden, with a patio area adjacent to the home ideal for outdoor sitting and entertaining. There are also two outbuildings and fencing to boundaries.

Location

The property is well placed for nearby schooling as well as bus links running into Leicester City Centre, there are also nearby amenities including Tesco's superstore in Hamilton and further amenities are available in nearby Scraptoft or along Uppingham Road.

Tenure & Council Tax

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

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.



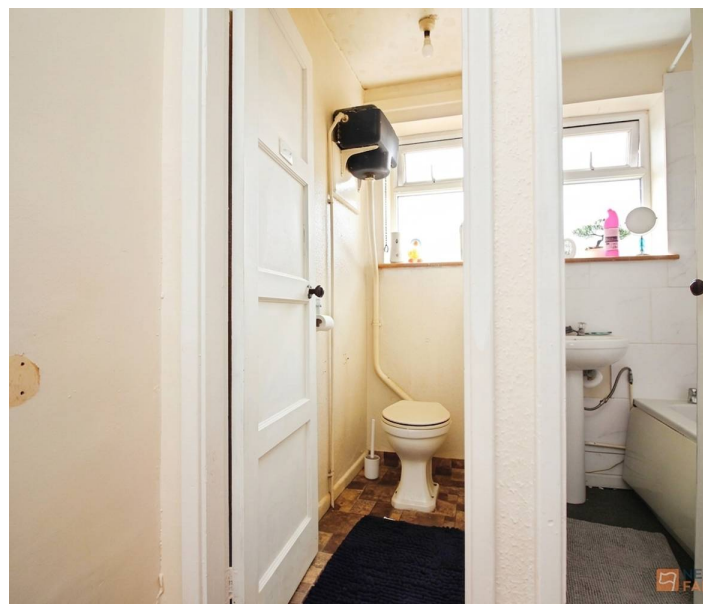


Referrals

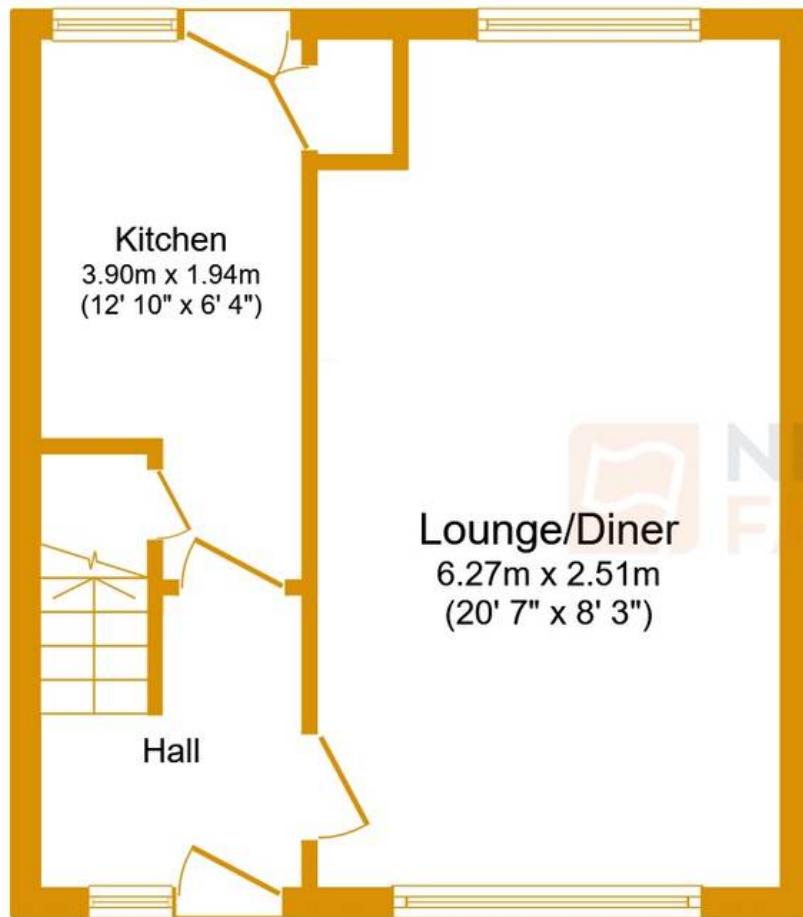
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

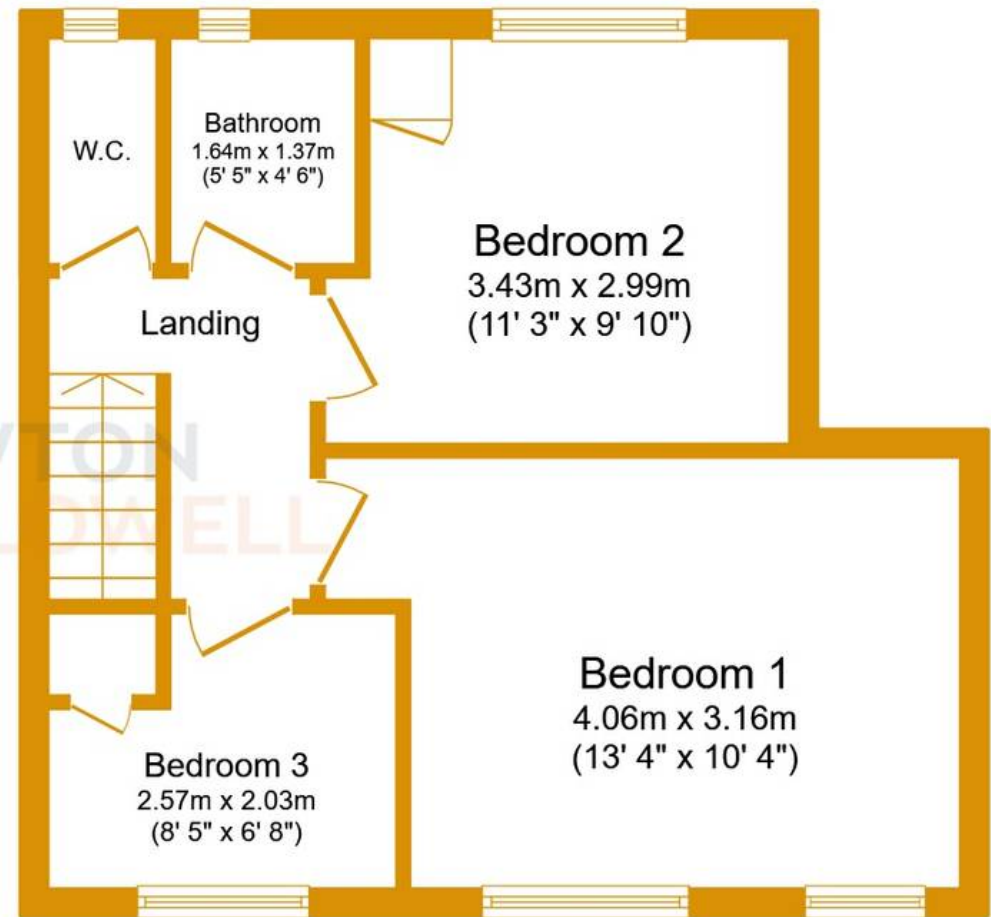
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 72.6 sq.m. (781 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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