



9 Lamn Road, Leicester - LE3 9PR
£220,000

 **NEWTON FALLOWELL**

9 Lammen Road

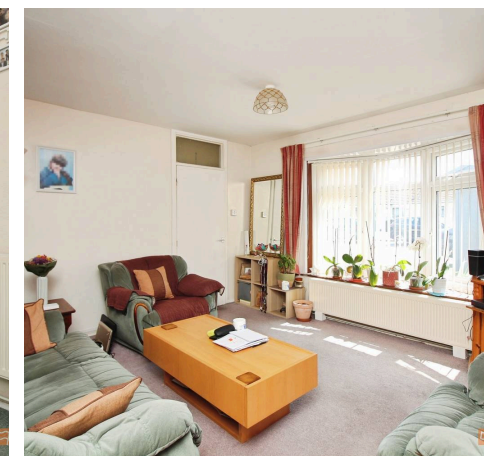
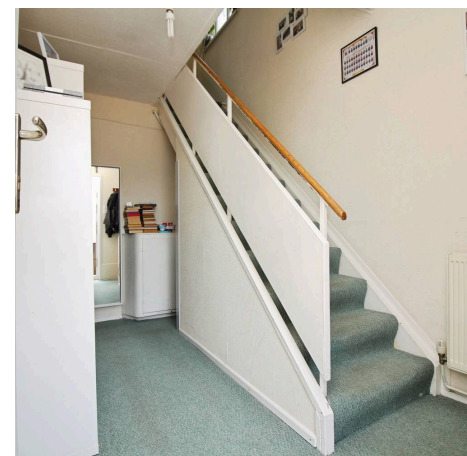
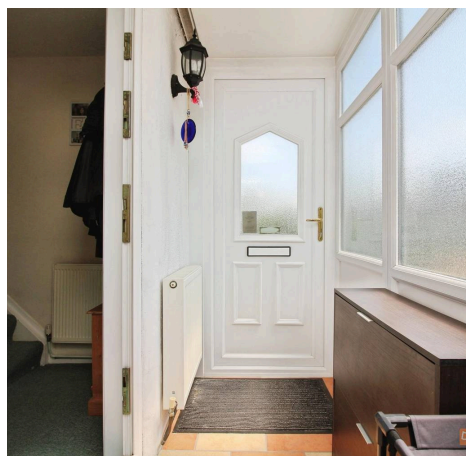
Leicester

Newton Fallowell are pleased to present this well-proportioned three-bedroom semi-detached home, situated in a popular residential area with convenient access to major road links and Glenfield Hospital. The gas centrally heated and double glazed accommodation comprises an entrance porch, entrance hall, lounge, kitchen/dining room, conservatory, utility/passageway and a ground floor W.C. To the first floor are three bedrooms and a modern shower room. Externally, the property benefits from a driveway providing off-road parking to the front, while the rear garden features a lawn and a covered decked seating area, offering an ideal space for outdoor dining and entertaining. Benefiting from solar panels to the roof, an internal viewing is recommended to fully appreciate the accommodation on offer.

Council Tax band: A

Tenure: Freehold

- Three bedroom semi detached home
- Conservatory to the rear
- Useful utility passageway with convenient WC
- Ideally located for access to Glenfield Hospital and major road links
- Ideal first purchase or family home
- Please note: Non standard construction
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating B
- Viewings strictly by appointment only!





Step into your new home

Accessed via a useful entrance porch, the property opens into a welcoming entrance hallway with carpeted flooring and a staircase rising to the first floor. The lounge benefits from a double glazed bow window to the front elevation and double doors opening into the kitchen/dining room. The kitchen is fitted with a range of modern wall, base and drawer units with chrome handles, complementary work surfaces with tiled splashbacks, a one-and-a-half bowl stainless steel sink with mixer tap, a range cooker with double ovens and gas hob, and space for a dishwasher. A conservatory provides additional reception space, featuring dual-aspect glazing and doors opening onto the rear garden. Extending along the side of the property, the utility passage offers excellent storage and space for appliances. A ground floor W.C. completes the accommodation.

Moving upstairs

The first floor landing provides access to three well-proportioned bedrooms, two of which are generous doubles. The principal bedroom benefits from built-in wardrobes with sliding doors, offering useful storage. Completing the accommodation is the modern shower room, fitted with a contemporary white suite comprising a shower enclosure with mains-fed shower and waterproof wall panelling, pedestal wash hand basin, W.C., and a chrome heated towel rail.



Outside

To the front, the property benefits from a driveway providing off-road parking, accessed via a dropped kerb. The private rear garden is predominantly laid to lawn and features a paved patio, gazebo and garden shed, all enclosed by fenced boundaries.

Solar Panels

Please note the property benefits from having solar panels to the roof. We understand these are leased. Please enquire for more information.

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

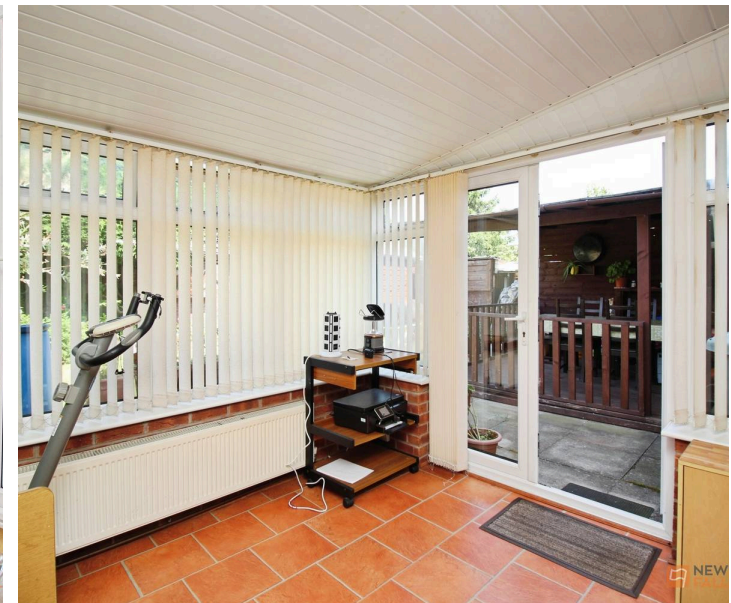
Viewings are strictly by appointment only.

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 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

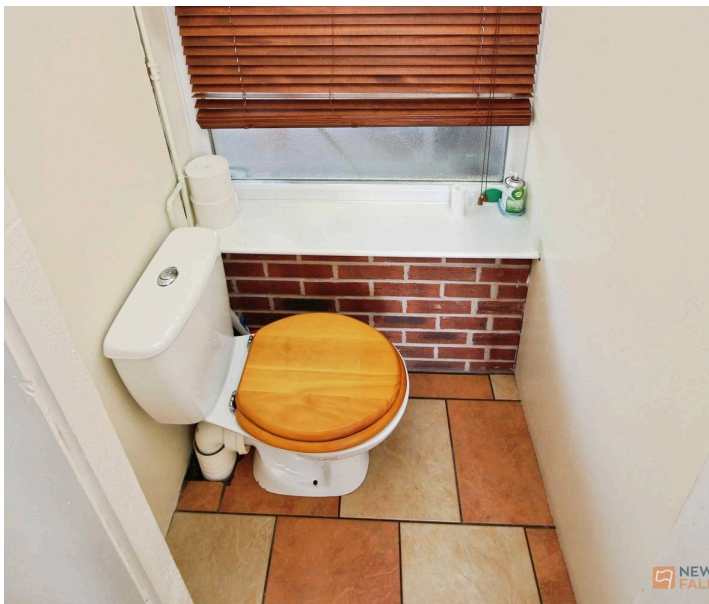
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 carts 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.

Free Property Valuations

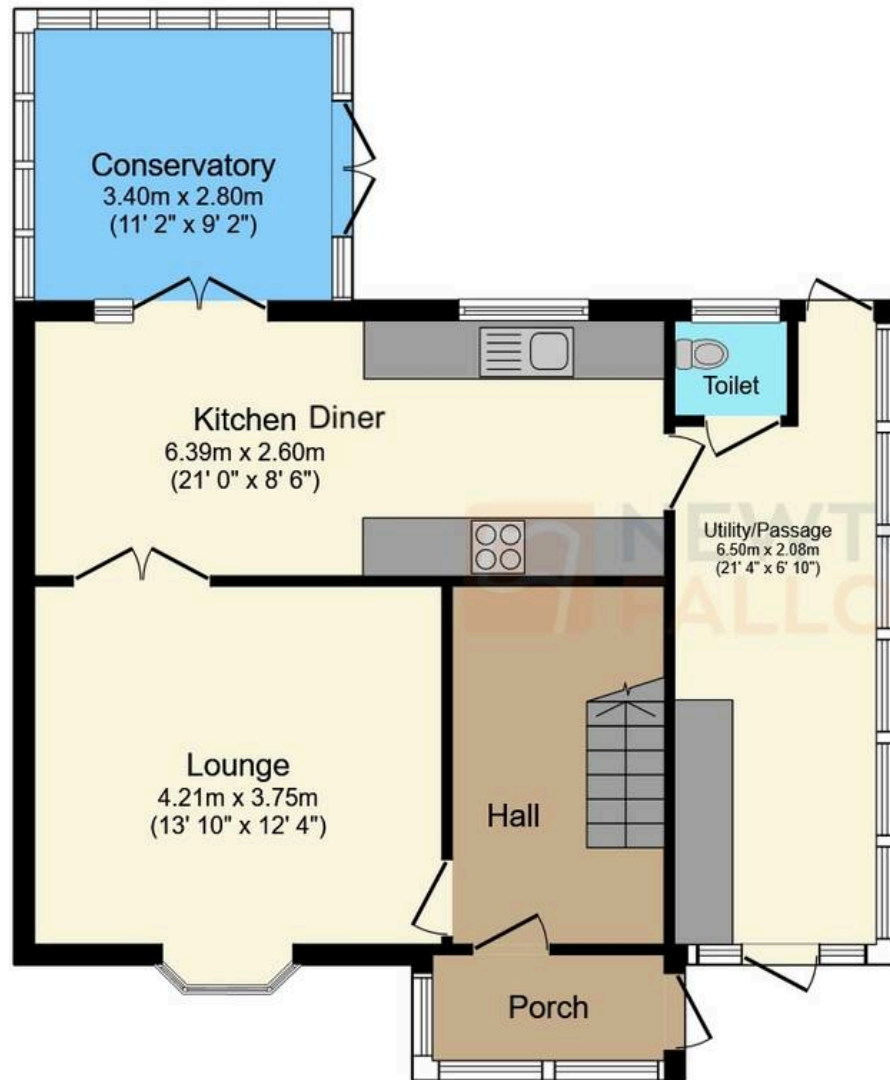
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

Please be advised!

We have been advised that the property is of non-standard construction. Prospective purchasers should be aware that properties of this type may be subject to restrictions in relation to mortgage availability, insurance, and future resale. Buyers are strongly advised to carry out their own independent investigations, including obtaining a suitable structural survey and confirming acceptability with their chosen lender and insurer before proceeding.







Ground Floor



First Floor

Total floor area: 109.9 sq.m. (1,183 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/



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