



NEWTON

Shakespeare Drive, Leicester - LE3 2SP

Guide Price £260,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUDESMAN

Shakespeare Drive, Braunstone Town

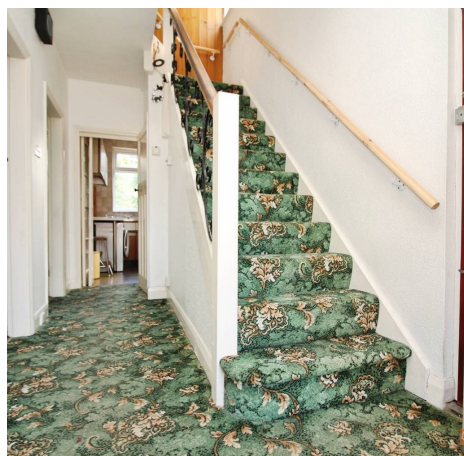
Leicester

Offered to the market with no upward chain, this charming three-bedroom, bay-fronted semi-detached home is ideally situated in a popular and convenient location, perfect for families or those who require access to major road links including the motorway network. In need of modernisation, the well-proportioned accommodation comprises an entrance porch and hall, a bright lounge featuring a half-bay window, second reception room with bay window and kitchen. Upstairs, you'll find three bedrooms and a family bathroom. Externally, the home enjoys a driveway providing off-road parking leading to a garage, with a well-established rear garden. An early viewing is strongly recommended to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Three bedroom bay fronted semi detached home
- Available with no upward chain
- Two reception rooms
- Popular residential location
- Larger than normal garden with a private feel
- Driveway and single garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the entrance porch with a door leading through to the carpeted hallway, offering a staircase rising to the first floor, useful storage cupboard and access to all of the ground floor layout. The primary reception room is flooded with an abundance of natural light provided by a walk in bay window to the front elevation, with carpet flooring and shelving into the alcoves. The second reception room offers a characterful bay window with a door to the garden. The kitchen is fitted with a range of units with a sink and drainer, boiler and space for appliances.

Moving upstairs

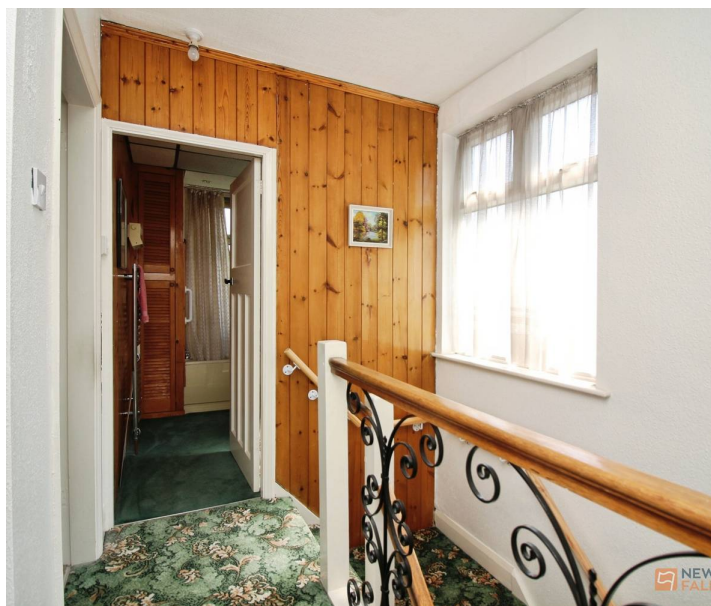
Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, providing comfortable accommodation for family or guests. The bathroom is fitted with a classic three-piece suite, comprising a bathtub, wash hand basin, and WC, complemented by part-panelled surrounds for a functional finish.

Outside

Occupying a set back position, the plot offers a driveway to the front providing off road parking with access to a garage measuring 7.25m x 2.52m. A particular highlight of the home is the larger than normal garden, oozing a particularly private feel with a variety of plants, shrubbery and trees. There is also a useful outbuilding.

Location

Located in the popular area of Braunstone Town, Shakespeare Drive offers a convenient and well-connected setting close to a range of local shops, schools, and parks. Fosse Park and Braunstone Park are just minutes away, providing great shopping and outdoor leisure options. With easy access to the M1, M69, and Leicester city centre, this location is ideal for commuters and families alike, offering a perfect balance of suburban peace and city convenience.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. 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 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

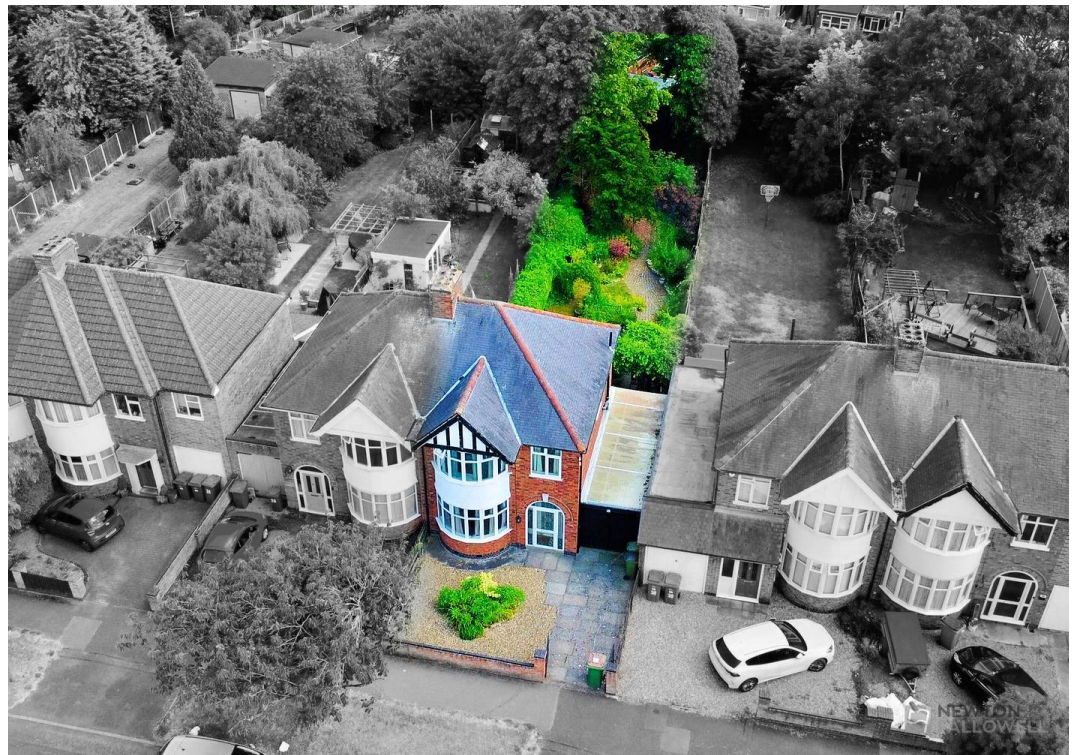
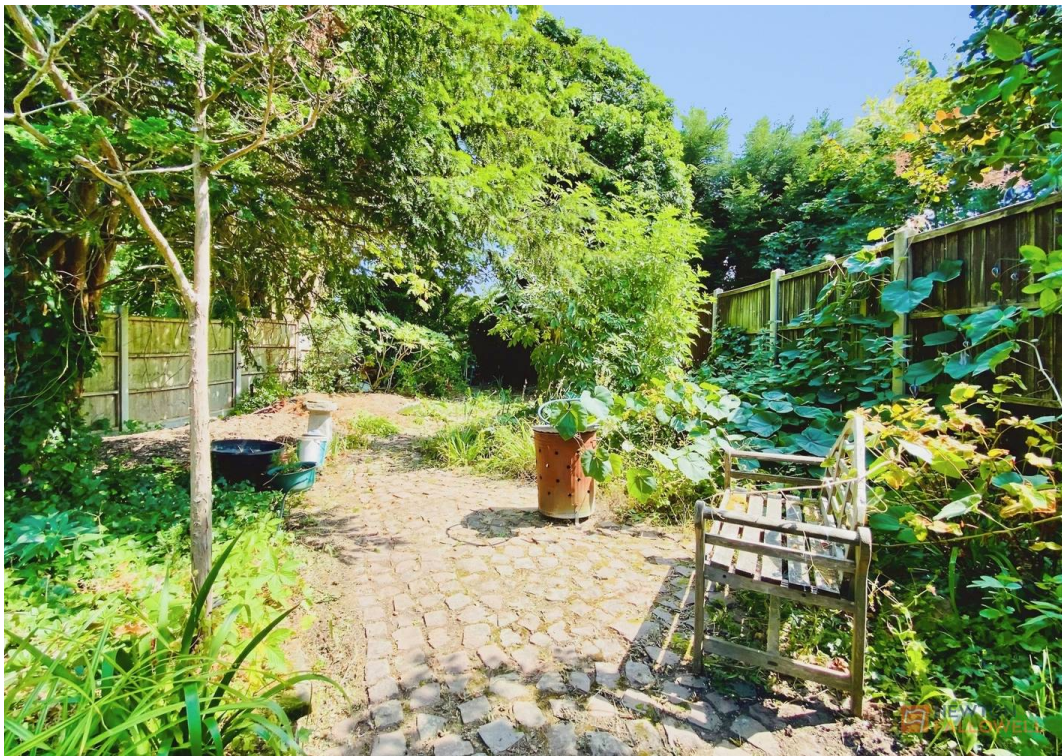
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

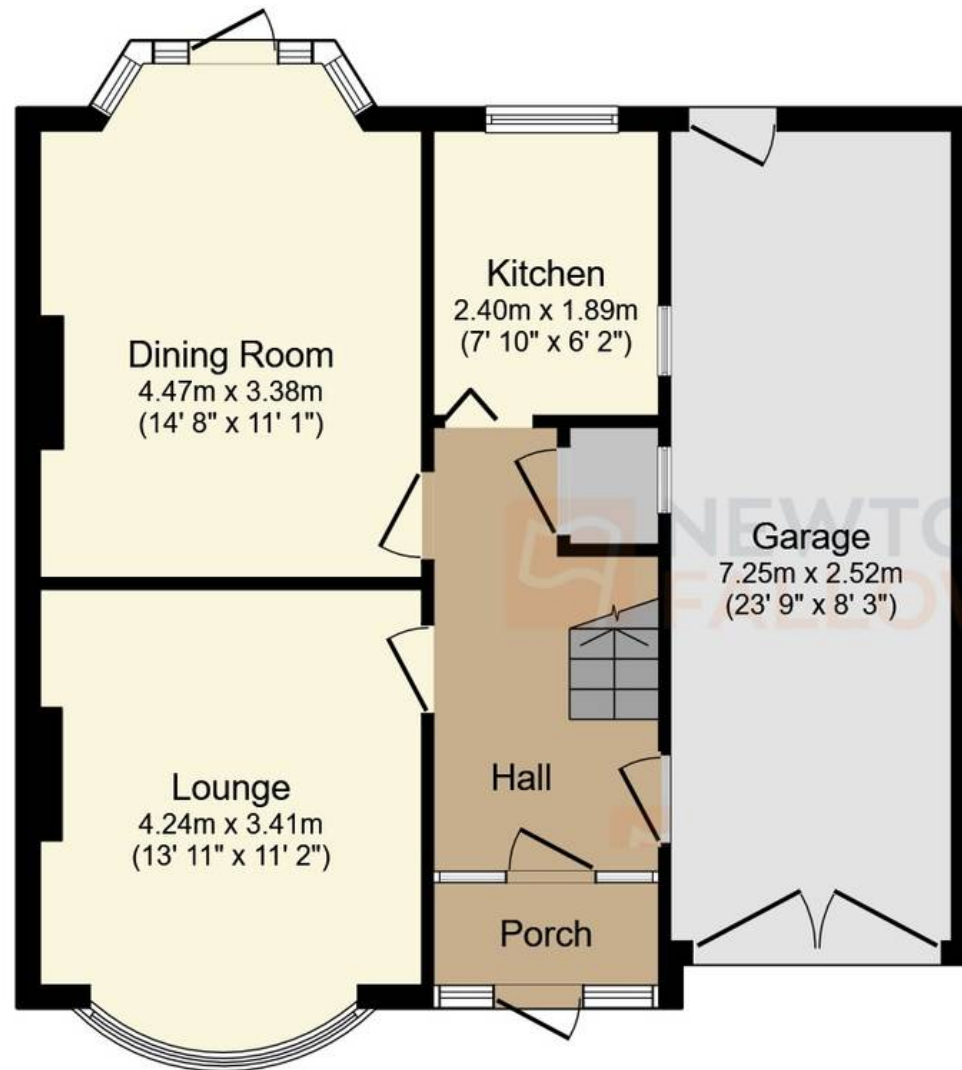
Free Property Valuations

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.

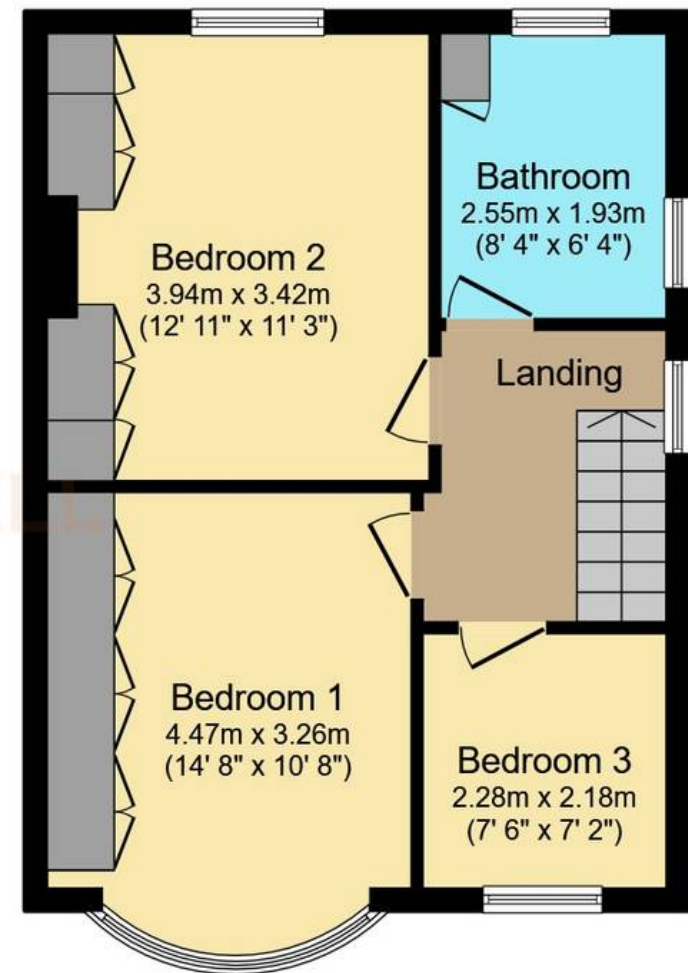








Ground Floor



First Floor

Total floor area: 107.1 sq.m. (1,152 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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