

FOR SALE

Newport Street Newfoundpool, Leicester LE3 9FT



ASKING PRICE: £199,950

- A Well Presented & Much Improved Palisaded Villa
- Located Near To Fosse Road North & To Many Local Amenities
- Ideal For First Time Buyers & Investors
- Double Glazing & GCH
- Entrance Hall, Through Lounge/Dining & Superb Extended Refitted Kitchen
- Two Well Proportioned Bedrooms & Refitted Bathroom With Shower
- Enclosed Front Yard
- Private Rear Enclosed Garden With Patio Area



Location

The property is located in the popular suburb of Newfoundpool, just northwest of Leicester City Centre, with easy access to the city and Junction 21 of the M1 and M69. Nearby Fosse Park and Meridian offering a range of shopping, dining, and leisure facilities.

The area also benefits from good local amenities, including everyday shopping along Wood Gate, Fosse Road North, Hinckley Road, and Narborough Road, along with schools, recreational facilities, and regular bus services to the city Centre.

Description

A well-presented and modern palisaded, single bayed, mid-terraced villa with two bedrooms, mostly exposed wooden floors and many original features. The property offers spacious living space with gas central heating and UPVC double glazed windows throughout.

The accommodation comprises an entrance hallway with a large cloak's cupboard, two reception rooms opened to create a spacious through lounge, and an extended, refitted kitchen. To the first floor, two generous double bedrooms and a stylish refitted bathroom featuring a walk-in shower. Externally, the property benefits from a private rear garden with an attractive patio area.

The property benefits from pre-installed Cat5 network cabling and TV aerial points in the lounge and both bedrooms. The loft is partially boarded and fitted with lighting, offering convenient additional storage.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Hallway

Double glazed door to front, original tiled floor, coved ceiling, radiator, power points, pendant light fitting, stairs to first floor. Large walk-in cupboard.

Lounge - 14' 10" x 10' 3" (4.52m x 3.15m)

With UPVC double glazed bay window to front elevation, feature fireplace with cast-iron open fire grate, decorative tiled inset, exposed wooden floor, coved ceiling, radiator, power points, pendant light fitting. Open to:

Reception Room Two/Dining Room - 14' 5" x 10' 3" (4.39m x 3.15m)

With UPVC double glazed door opening onto rear garden with window over, feature fireplace having wood surround and mantel, exposed wooden floor, built-in pine double cupboard to side, coved ceiling, radiator, power points, pendant light fitting.

Fitted Kitchen - 13' 1" x 7' 4" (3.98m x 2.26m)

With three UPVC double glazed windows to side elevation. The kitchen has a range of base and wall-mounted cupboard and drawer storage units with wood effect work surfaces over, tiled splashbacks, single stainless-steel sink and drainer unit with hot and cold mixer tap, space and plumbing for washing machine and space for fridge/freezer, central heating radiator, power points, spot lights, underfloor electric heating.

Appliances including integrated electric oven, four-ring induction hob with extractor hood over, built in dishwasher, wall-mounted gas fired combination central heating boiler.

First Floor

Staircase and landing with exposed floorboards, central heating radiator, ceiling light point leads to

Bedroom One - 15' 2" x 12' 11" (4.62m x 3.93m)

With two UPVC double glazed windows to front elevation, feature cast-iron fireplace, exposed floorboards, central heating radiator, two pendant light fittings, power points. Easy access to fully insulated loft.

Bedroom Two - 14' 5" x 9' 11" (4.39m x 3.02m)

With UPVC double glazed windows to rear elevation, feature cast-iron fireplace, exposed floorboards, central heating radiator, ceiling light point, power points.

Spacious Bathroom - 13' 7" x 8' 0" (4.14m x 2.44m)

With two UPVC obscure double-glazed windows to side and rear elevations, four-piece white suite comprising panelled bath with part tiled surround, vanity unit with wash hand basin and mixer tap, low level WC, heated towel rail, spotlights, separate walk-in shower. Also with central heating radiator, extractor fan and underfloor electric heating.

Outside

The property is set back from Newport Street behind a brick front boundary wall having wrought iron inset railing. A wrought-iron gate provides access to a front forecourt with shrubs. On-street parking is available.

Rear Garden

Side shared gated access leads through to the rear garden which has a patio area, lawn and further raised patio area. The garden is enclosed by walled and fenced surrounds. Electric lights, tap and 2 power points fitted.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

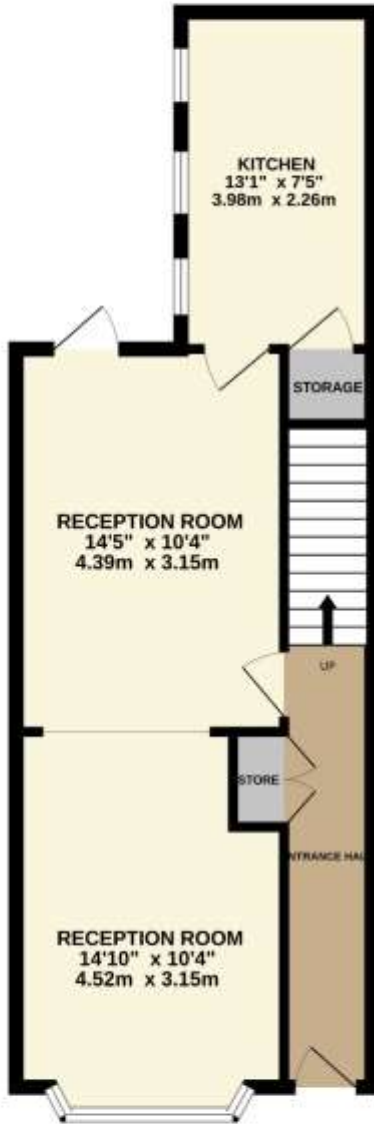
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