



Heathley Close, Leicester Forest East - LE3 3ND

Guide Price £290,000

 **NEWTON FALLOWELL**

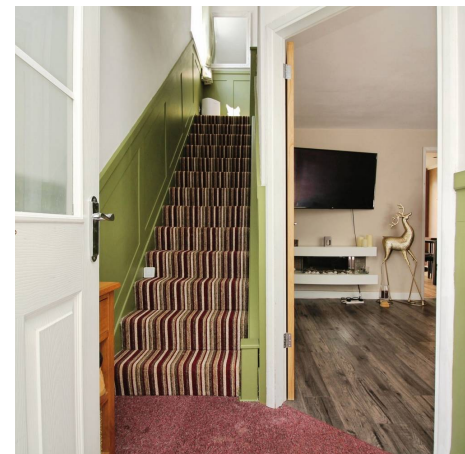
## Heathley Close

Leicester Forest East, Leicester

Enjoying a desirable cul de sac position, this much improved three bedroom semi detached home would make a fantastic first purchase or family home and must be viewed in person to fully appreciate the size and location of the accommodation on offer. Benefiting from gas central heating (Worcester Bosch Boiler) and double glazing throughout, the layout includes an entrance porch and hall, lounge, modern fitted kitchen diner and conservatory, with the first floor offering three bedrooms and contemporary bathroom. The plot offers a driveway to the side providing parking with a low maintenance garden at the rear. Conveniently located for access to local schooling and major road links, an early viewing is strongly recommended. Council Tax band: B

Tenure: Freehold

- Three bedrooms
- Semi detached
- Tucked away cul de sac position
- Open plan kitchen diner
- Perfect first purchase or family home
- Conservatory to the rear
- 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 welcoming hall with modern wall panelling and a door leading through to the contemporary decorated reception room, presented with wood effect flooring and flooded with an abundance of natural light provided by a window to the front elevation. Doors open to provide access to the kitchen enjoying a modern range of wall mounted and base units with complementary work surfaces over and brick effect tiled surrounds. Features include a built in oven with 4 ring gas hob over and extractor hood above, inset ceramic one and a half bowl sink and drainer window, space for fridge freezer, plumbing for washing machine and a further appliance. Affording space for a dining table, there is spotlighting and doors to the conservatory, a useful addition to the accommodation providing additional downstairs space. Presented with laminate flooring, there is dual aspect glazing and doors to the garden.

### Moving upstairs

Ascend to the first floor, the landing provides access to three bedrooms, two of which are comfortable doubles. The second bedroom enjoys the use of built in wardrobes. Completing the first floor is the bathroom, fitted with a contemporary three piece suite comprising a bath with shower over and screen, wash hand basin and wc set in vanity with complementary tiling. With chrome heated towel rail and obscure rear elevation window.

### Outside

Enjoying a set back position within a cul de sac location, the plot offers a low maintenance garden to the front enclosed by railings with a pathway to the front door. To the side is a driveway with gated access leading to the rear garden which oozes a particularly private feel not overlooked from beyond. With a paved patio area ideal for outdoor entertaining, synthetic grass, fencing to boundaries, shed and greenhouse.



### Location

Leicester Forest East is on the western fringe of the city and is popular for its ease of access to the M1/M69 motorway network links with the park and ride facilities in close proximity. The area offers good local schooling, bus links to Leicester City Centre and is within easy distance of Fosse Park Shopping Centre.

### Tenure & Council Tax

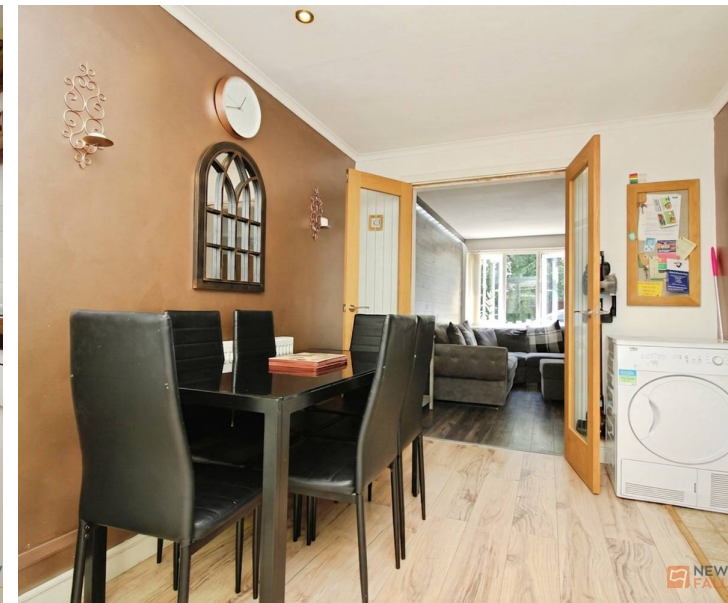
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### 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

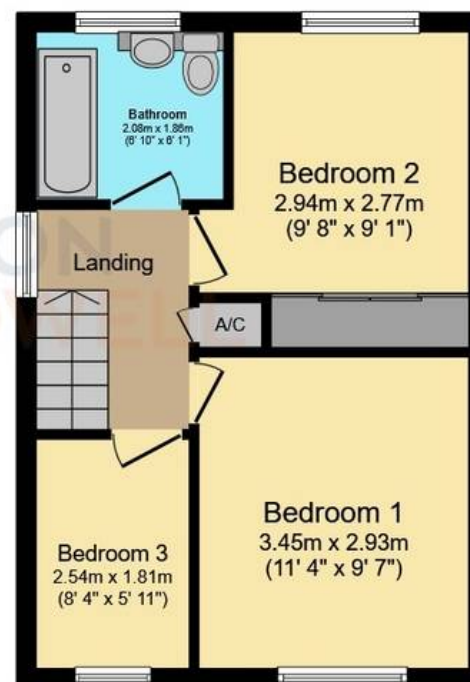
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.







Ground Floor



First Floor

Total floor area: 77.8 sq.m. (838 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](http://www.Propertybox.io)



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