

234 Forest House Lane, Leicester Forest East - LE3 3PY

Guide Price £650,000

NEWTON FALLOWELL

The Property Ombudsman

234 Forest House Lane

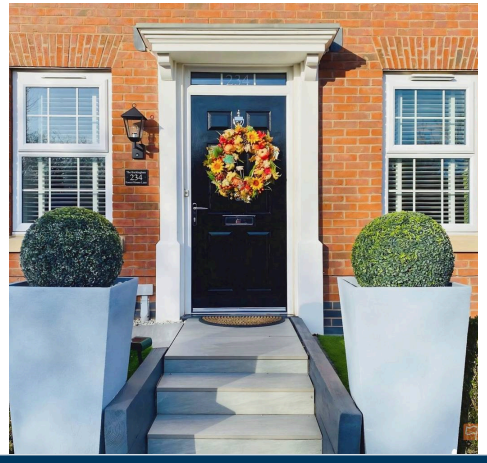
Leicester Forest East, Leicester

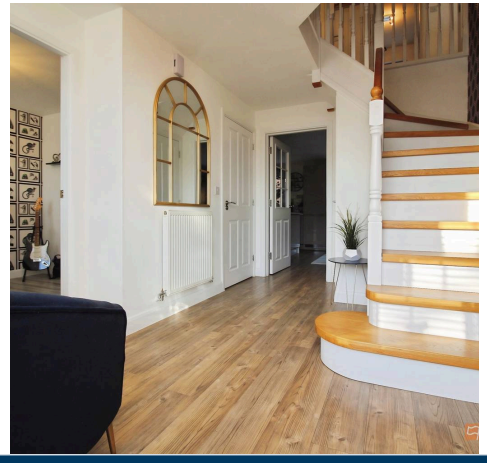
Built by award wining developer David Wilson, fall in love with this contemporary styled and double bay fronted five double bedroomed detached family residence situated on the sought after 'Forest Chase' development on the fringes of Leicester Forest East. This property will be perfect for families who are looking for a low maintenance property to move straight into. The internal accommodation comprises in brief; entrance hallway, downstairs WC, two reception rooms, study, open plan living breakfast kitchen with island and utility room. The first floor boasts three double bedrooms (master with a walk in wardrobe and en-suite) and a contemporary family bathroom, with a further staircase leading to two further double bedrooms and a bathroom. Externally there is a double driveway to the side of the property leading to a double garage. To the rear there is a landscaped low maintenance rear garden. An internal viewing is strongly recommended.

- Five double bedrooms, master bedroom with en-suite and walk in wardrobe
- Desirable 'Forest Chase' development by David Wilson Homes
- Executive detached family home
- Double driveway and double detached garage
- Landscaped rear garden with summerhouse/bar and dome
- Two reception rooms & home office
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band F
- EPC Rating TBC
- Viewings strictly by appointment only!















Welcome to your new home

Upon entering the home, you are welcomed into an entrance hallway featuring a staircase rising to the first floor, a useful storage cupboard and access to a convenient guest WC. The primary reception room is positioned around a feature media wall with inset electric fireplace, creating a cosy retreat and leads through to the formal dining room, which could also be utilised as a snug. French doors from the dining room open out onto the garden. A particular highlight of the home is the kitchen, fitted with a range of modern units with complementary Quartz work surfaces and island, soft-closing drawers, unit and plinth lighting. Integrated appliances include a built-in double oven, hob with extractor hood, sink and drainer, fridge freezer and dishwasher. French doors provide further access to the garden, while a door leads to the utility room, which offers additional storage, and space for a washing machine and space for a tumble dryer. A study completes the ground floor accommodation.

Moving upstairs

Presented with wood flooring, the landing provides access to three double bedrooms, with the principal bedroom being particularly spacious. It benefits from a walk-in wardrobe with fitted storage and an en-suite bathroom comprising a bath, separate shower enclosure, wash basin and WC, finished with complementary tiling and a heated towel rail. Completing the first floor is the family bathroom, fitted with a four-piece suite including a bath, separate shower enclosure, wash hand basin and WC, also complemented by stylish tiling and a heated towel rail.

Ascend to the top floor

Ascending to the top floor, you will find two neutrally decorated well-proportioned double bedrooms, both featuring Velux windows that provide plenty of natural light and pleasant views across the front aspect. Positioned between the bedrooms is a stylish four-piece 'Jack and Jill' bathroom, finished to a high specification with contemporary tiling. The suite comprises a bath with mixer tap, separate shower cubicle, wash basin and WC, along with a Velux window and heated towel rail.

Outside

The property occupies a peaceful position not overlooked from the front. The plot offers a double driveway providing off road parking for multiple cars and gives access to the double garage measuring 5.18m x 5.36m with light, power, electric door with the other being an up and over door. Another focal point of the home is the landscaped rear garden oozing a particularly private feel and arranged for low maintenance with a synthetic lawn, patio area, variety of plants and shrubbery and a further sitting area with dome. There is also the added benefit of a summerhouse/bar with lighting creating a wonderful space for outdoor entertaining.

Location

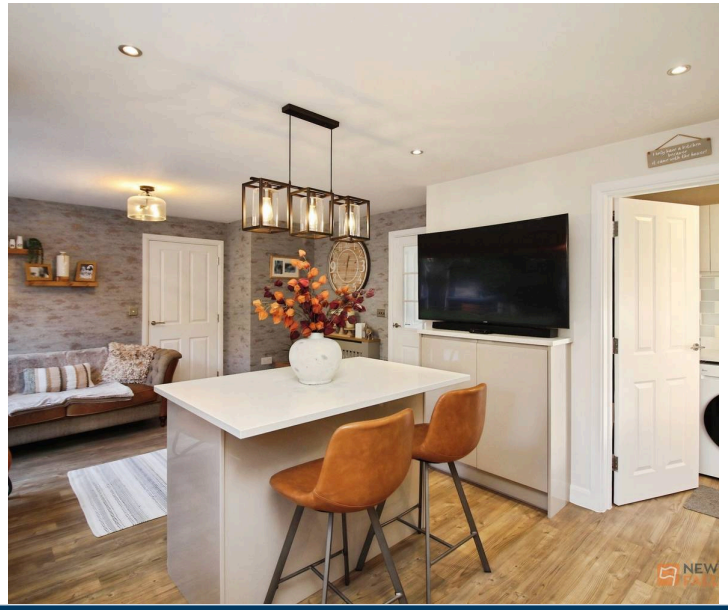
The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a GP, pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.













Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. PLEASE NOTE: There is a greenbelt charge £27.00 per month.

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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark 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

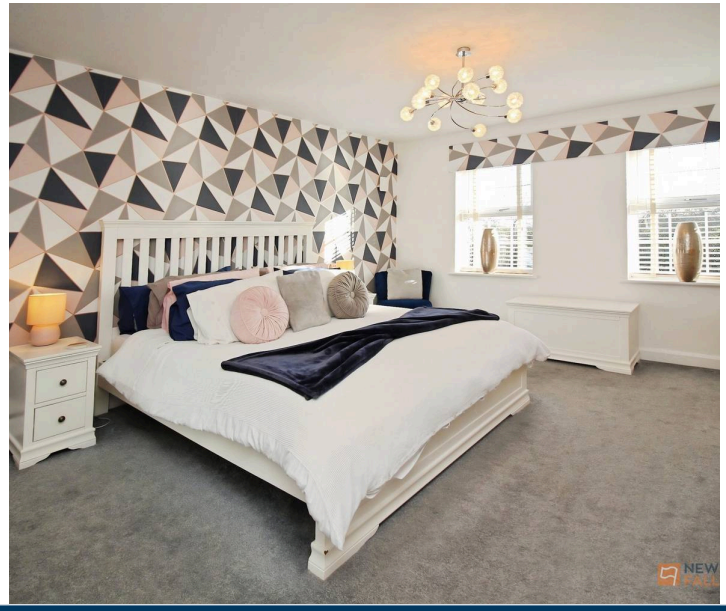
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

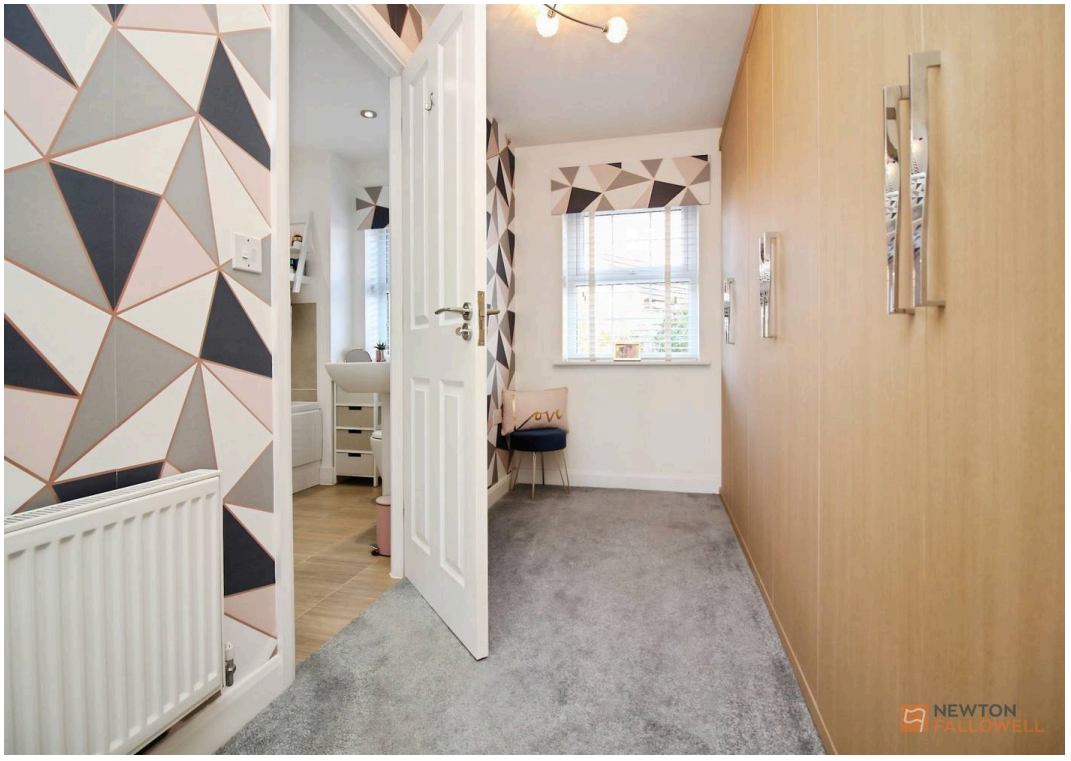
Free Property Valuations

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.



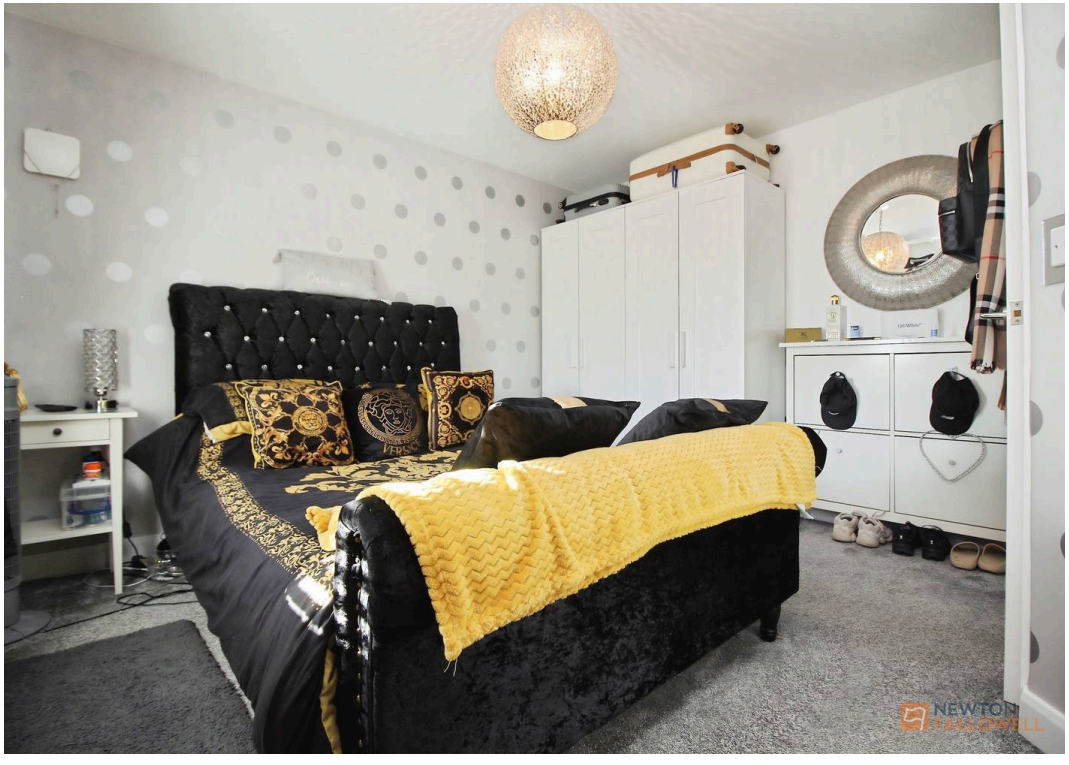


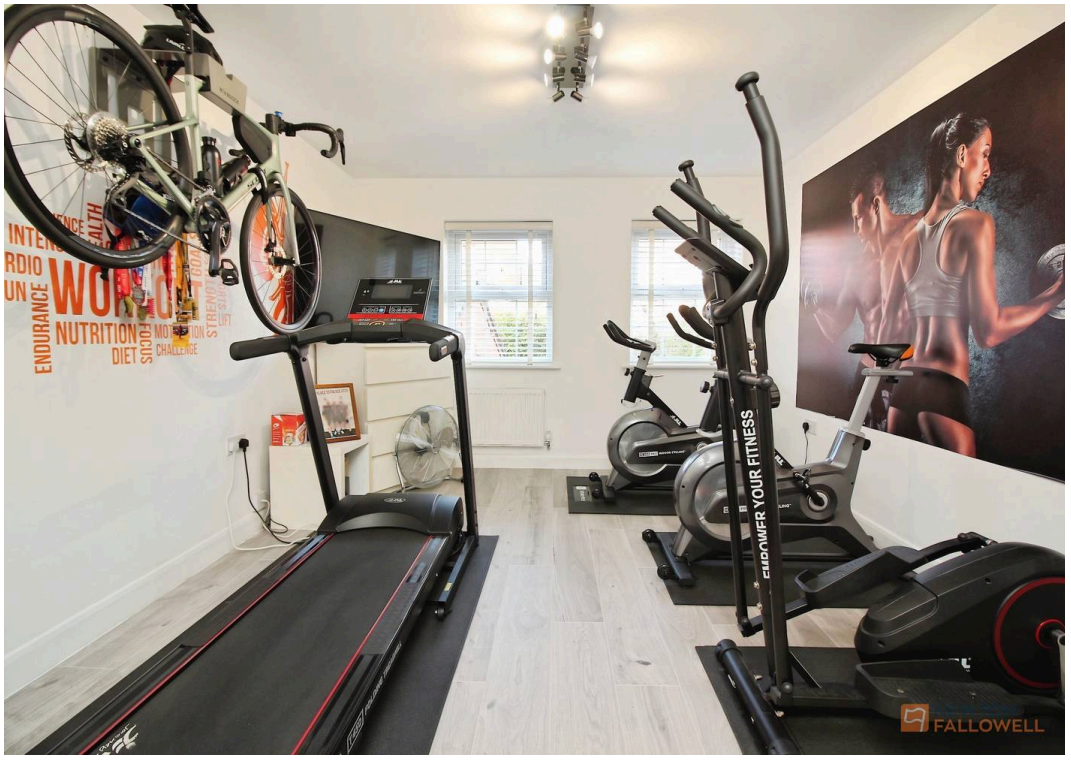




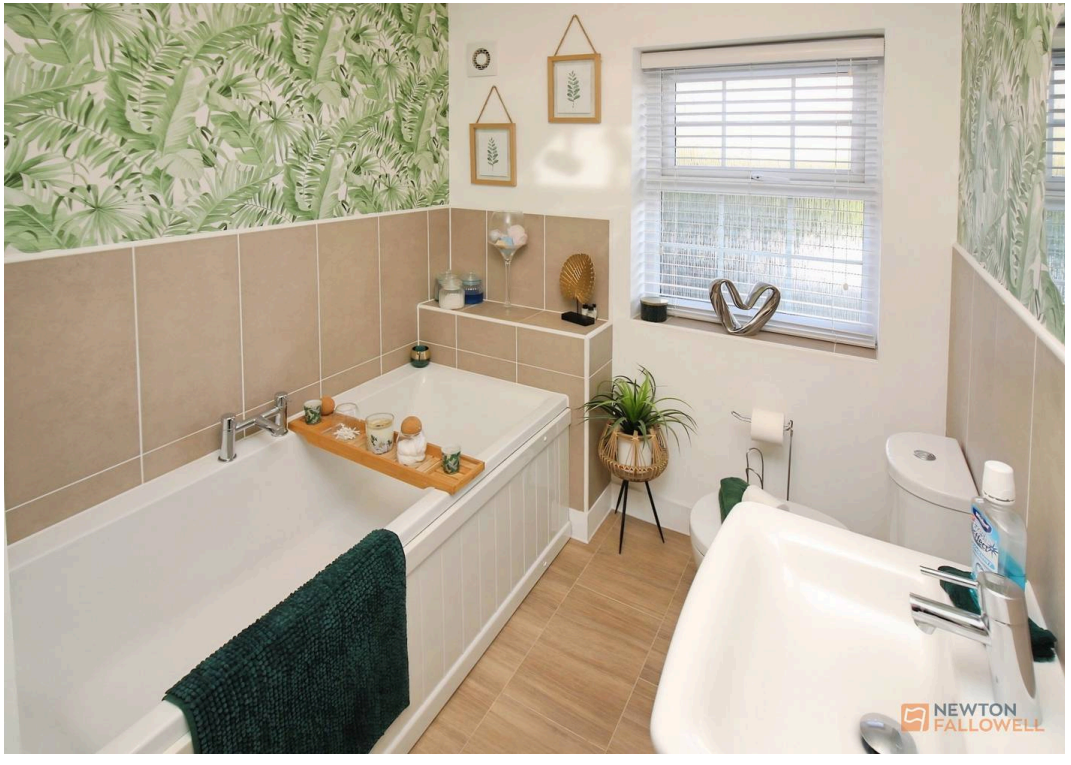

Soak
Relax
Enjoy


Soak
Relax

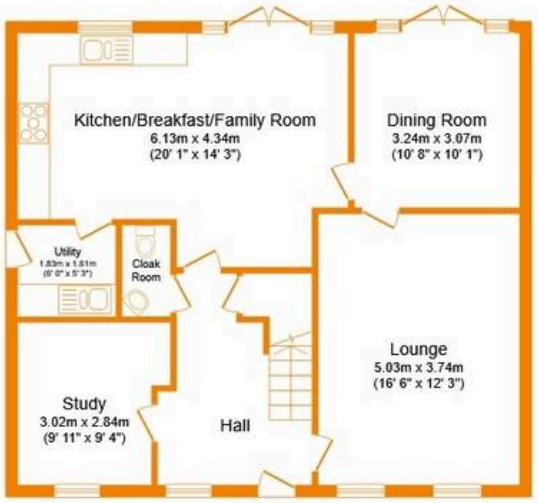



EMPOWER YOUR FITNESS
FALLOWELL

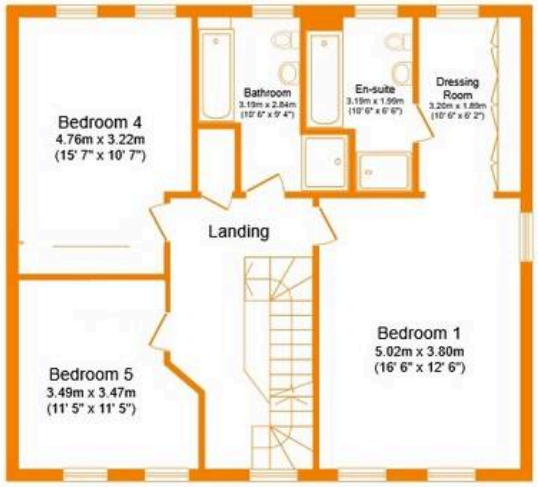

NEWTON
FALLOWELL


NEWTON
FALLOWELL

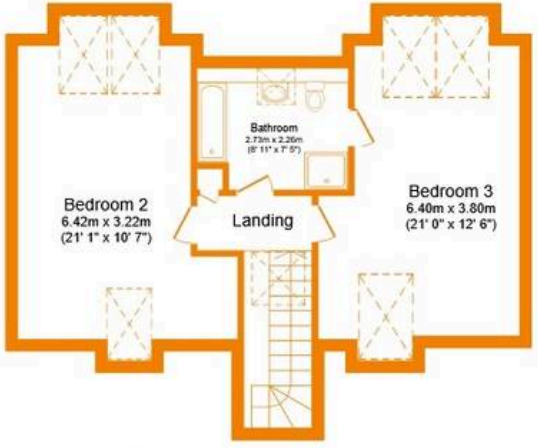

NEWTON
FALLOWELL



Ground Floor



First Floor



Second Floor



Garage

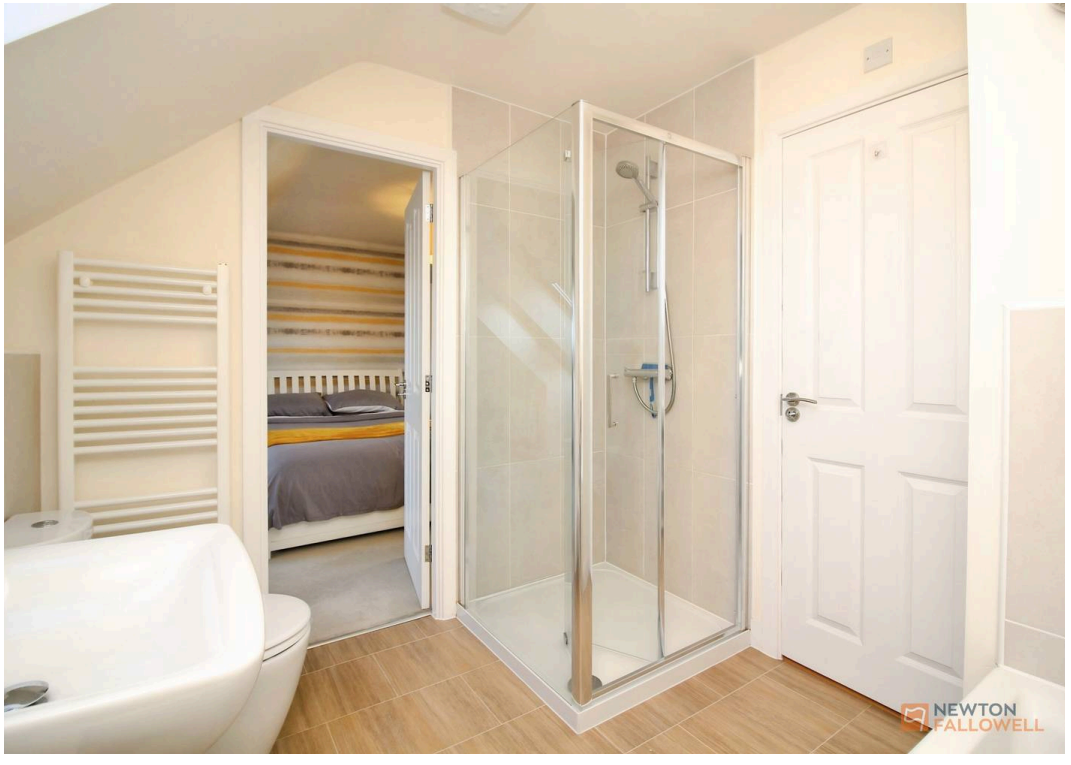
NEWTON FALLOWELL

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

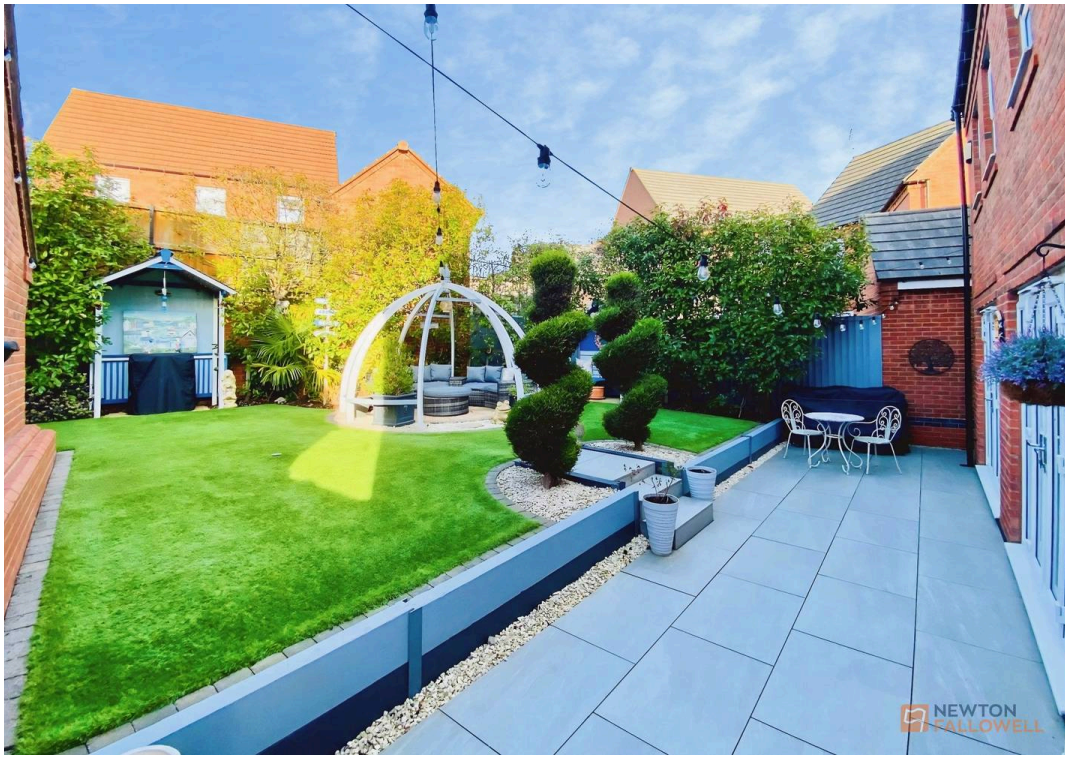
The Property Ombudsman
APPROVED CODE
TRADINGSTANDARDS.UK

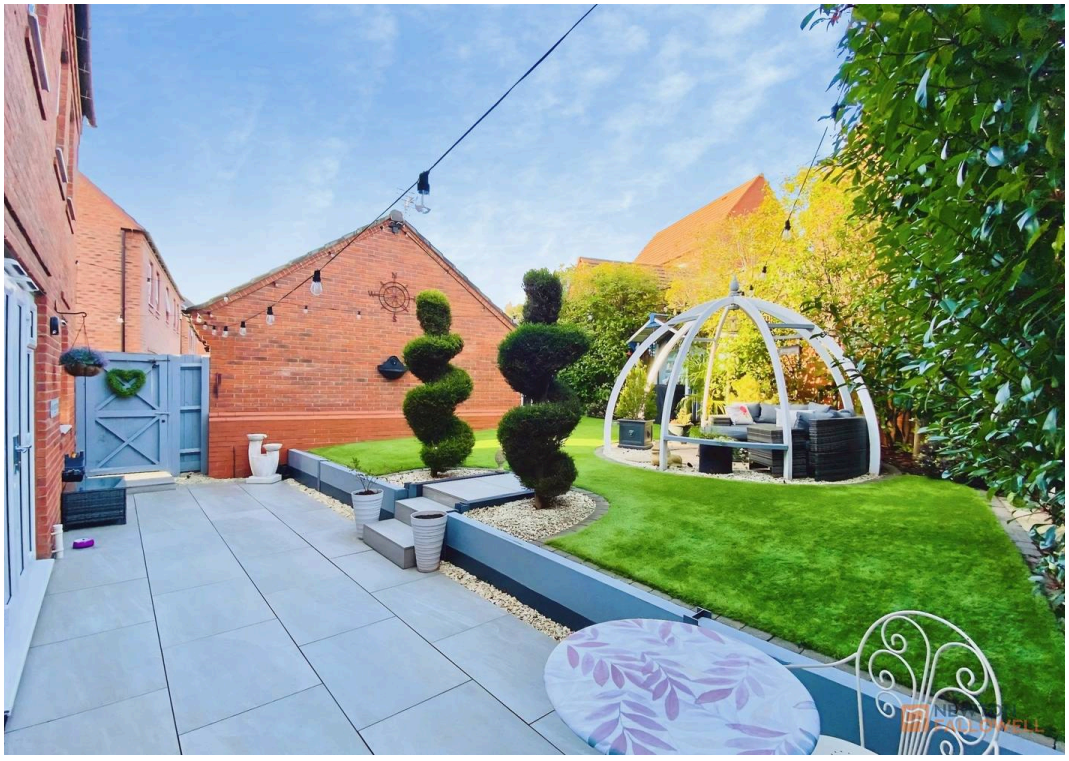

NEWTON
FALLOWELL


NEWTON
FALLOWELL


NEWTON
FALLOWELL


NEWTON
FALLOWELL








GARDEN
BAR











Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

The Property Ombudsman

APPROVED CODE

NEWTON FALLOWELL