



Langley Walk, Leicester, LE4



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£220,000



## Key Features

- Three Bedroom End Terrace House
- Two Reception Rooms & Kitchen
- Single Garage Located in Nearby Block
- Ground Floor WC
- Available With No Upward Chain
- South Facing Rear Garden
- EPC rating TBC
- Freehold





Enjoying the use of a garage located within a nearby block, this well-proportioned three-bedroom end-terrace home presents an excellent opportunity for first-time buyers, families, or buy-to-let investors. The ground floor comprises an entrance hall with useful walk-in storage, a downstairs WC, a bright lounge, a separate dining room, and a kitchen, providing a practical and comfortable layout for everyday living. Upstairs, the property offers two double bedrooms, a single bedroom, and a wet room, along with additional useful storage space. Situated in a convenient location with easy access to Leicester City Centre, the property also benefits from a mainly laid-to-lawn rear garden and an outside storage area. Further advantages include gas central heating, no upward chain, and the use of a nearby garage, making this a highly attractive purchase.

### Welcome to your new home

Upon entering the home, you are welcomed into a hallway featuring a useful walk-in storage cupboard, additional under-stairs storage, and access to the main ground floor rooms, including a convenient guest WC. The primary reception room offers a comfortable space with carpet flooring and sliding doors opening directly onto the rear garden. A second reception room provides an ideal setting for formal dining and sits perfectly adjacent to the kitchen, which is fitted with a range of wall and base units, cooker, sink and drainer, work surfaces over and space for appliances. A door from the kitchen also leads out to the garden, enhancing the home's flow and practicality.

### Moving upstairs

Moving upstairs, a landing serves access to three practical bedrooms, two of which are comfortable doubles. The master benefits from having built in wardrobes. The wet room comprises a shower, wash hand basin and WC, with useful built in storage.

### Outside

The plot offers a mainly laid to lawn garden to the rear with fencing to boundaries and a variety of shrubbery. There is also

a useful outside store and access to a garage situated in a nearby block.

### Location

Langley Walk is a well-established residential street located in the popular LE4 area of Leicester. The neighbourhood offers a welcoming community feel with a mix of family homes and bungalows, making it ideal for couples, families and downsizers alike. Residents benefit from excellent local amenities including nearby shops, parks and schools, while Beaumont Leys Shopping Centre and Leicester city centre are both within easy reach. Convenient transport links provide straightforward access to the A46, A6 and M1, as well as regular bus routes into the city. It's a peaceful yet well-connected location that combines suburban comfort with everyday convenience.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - 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 the Mortgage Advice Bureau, 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

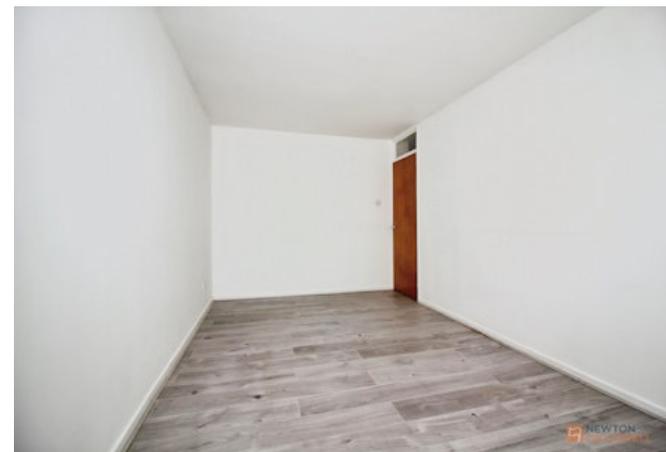
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation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

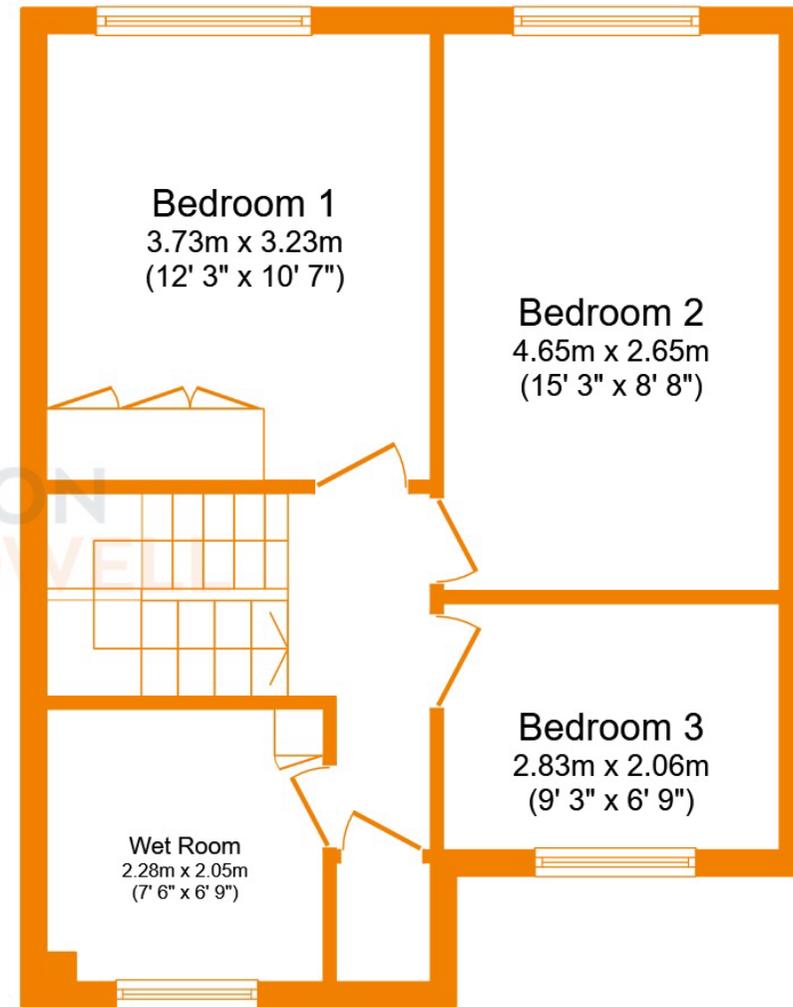
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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)

