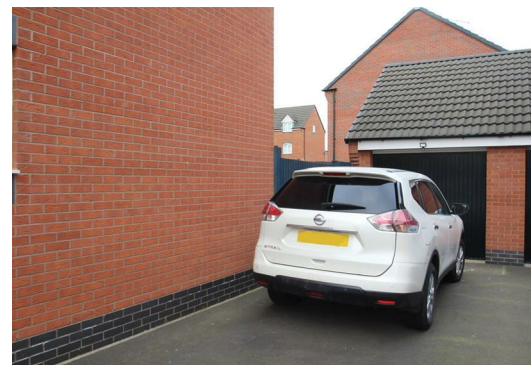




Long Swath Way, Birstall

Leicester, LE4 3NR

Offers Around £275,000



***** BEAUTIFULLY PRESENTED THREE BED DETACHED *** POPULAR HALLAM FIELDS DEVELOPMENT *** DRIVEWAY FOR TWO CARS AND GARAGE *****

Newton Fallowell are delighted to present to the market this modern and well presented throughout three bedroomed detached home, occupying a favorable position on the popular Hallam Fields estate. Having been constructed in 2013 and having the benefit of the balance of the manufacturers warranty, the property has been well looked after. Perfect for a family home.

The internal accommodation comprises; entrance hall, downstairs WC, lounge, kitchen/diner with French doors opening to the garden, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Externally to the side and rear of the property is a pleasant garden with a gateway leading to a tarmac driveway for two cars leading to a brick and tile garage. The rear gardens are set out with ease of maintenance in mind with a flagstoned patio area, and grass turfed garden space.

Entrance Hall

Kitchen/Diner

19 x 9'10 (5.79m x 3.00m)

Living Room

19 x 11 (5.79m x 3.35m)

Downstairs W/C

6'02 x 3'11 (1.88m x 1.19m)

Hallway

Master Bedroom

18'06 x 10'05 (5.64m x 3.18m)

En-suite Shower Room

7'03 x 4'08 (2.21m x 1.42m)

Bedroom Two

10'06 x 8'11 (3.20m x 2.72m)

Bedroom Three

9'10 x 8'04 (3.00m x 2.54m)

Bathroom

8'05 x 6'04 (2.57m x 1.93m)

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans 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. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

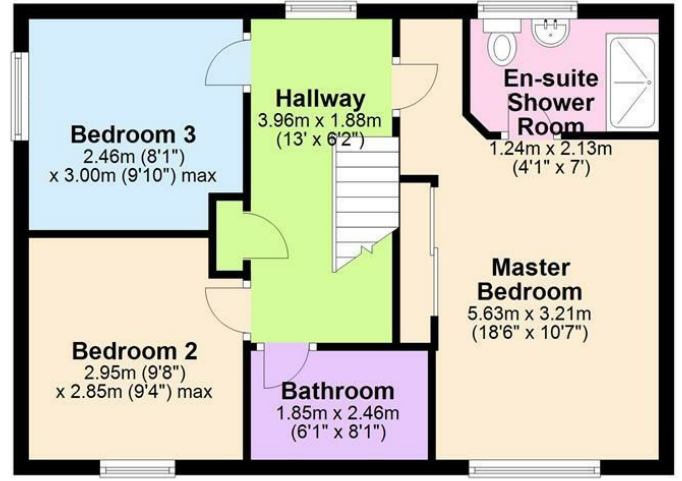
Fixtures and Fittings

We are informed by the vendor that certain items of furniture in the property may be purchased by separate negotiation.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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