

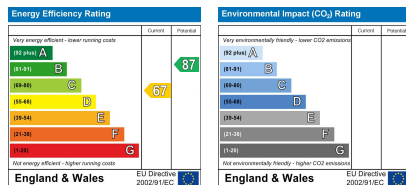


Cort Crescent, Braunstone
Leicester, Leicestershire, LE3 1QH

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE3 1QH
£189,950

Enjoying views of Braunstone Park to the front, walk in and be surprised by this much improved three bedroom mid terrace perfect for buyers in search of their first home or growing families. Benefiting from an upgraded Worcester Bosch Boiler, the layout includes an entrance hall, lounge, diner, kitchen and utility area. Upstairs you will find three bedrooms and a bathroom. Outside there is a low maintenance front garden with a lawned garden to the rear featuring a useful outbuilding. The property is well placed for access into the city centre and is within close proximity to local schooling and therefore an early viewing is strongly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, there is a staircase rising to the first floor, central heating radiator and a door to the kitchen and lounge diner.

Lounge Diner

19'9" max to door x 11'3" (6.02m max to door x 3.43m)

Enjoying french doors which open out into the garden, the primary living space offers space for both comfortable sitting and formal dining. With two central heating radiators, wood effect flooring, coving, electric fireplace and window to the front.

Kitchen

10'2" max x 6'8" (3.10m max x 2.03m)

Fitted with a modern range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include a built in 'Catac' oven, 'Cooke & Lewis' hob with fitted hood above, inset sink and drainer unit with mixer tap. With a window to the rear elevation window, central heating radiator and open access through to the:

Utility Area

6'5" x 5'6" (1.96m x 1.68m)

With space for a fridge freezer, washing machine and tumble dryer, dual aspect glazing and a side access door to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space with ladder.

Bedroom One

11'1" x 12'3" (3.38m x 3.73m)

A double room enjoying views of Braunstone Park through a double glazed window to the front, with wood effect flooring and a central heating radiator.

Bedroom Two

7'8" x 12'4" (2.34m x 3.76m)

With a window to the rear elevation, central heating radiator, cupboard housing the upgraded Worcester Bosch central heating boiler (2020) and wood effect flooring.

Bedroom Three

8'1" x 6'8" (2.46m x 2.03m)

With a window to the front, wood effect flooring and a central heating radiator.

Bathroom

3'9" not to doorway x 9'5" (1.14m not to doorway x 2.87m)

Fitted with a three piece suite comprising a corner bath with shower attachment, wash hand basin with storage beneath and wc, with complementary tiling. Offering two obscure windows to the front elevation and a central heating radiator.

Outside

The property is set back behind a brick wall with a low maintenance front garden. Shared gated access to the side leads to the rear garden offering lawned, decking, paved and gravelled areas. With fencing to boundaries, useful outside store, useful outbuilding with power and an adjacent timber shed with power.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the second exit and continue along Hinckley Road. At the traffic lights, turn right onto Cort Crescent where the property can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Leicester City Council - 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 work 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 award-winning 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 Ashley Mellors, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.



Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

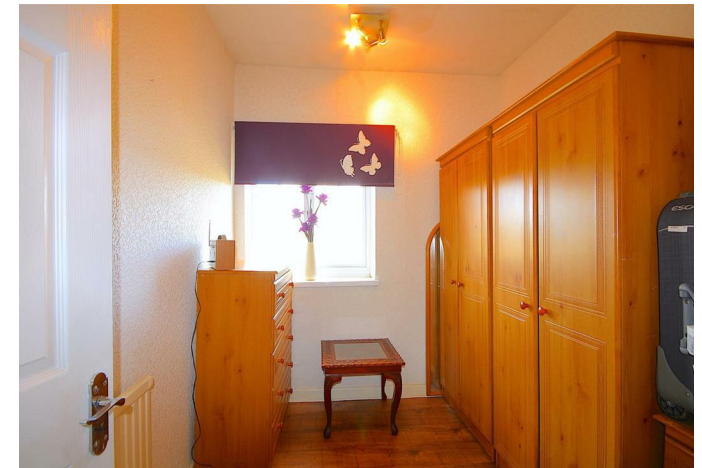
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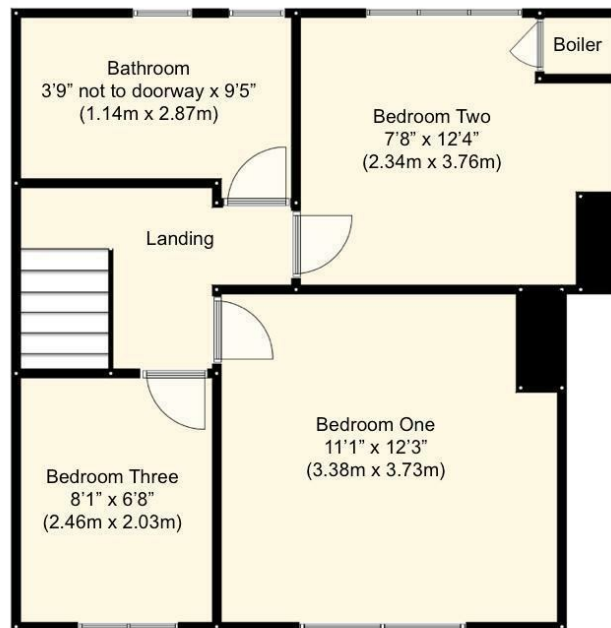
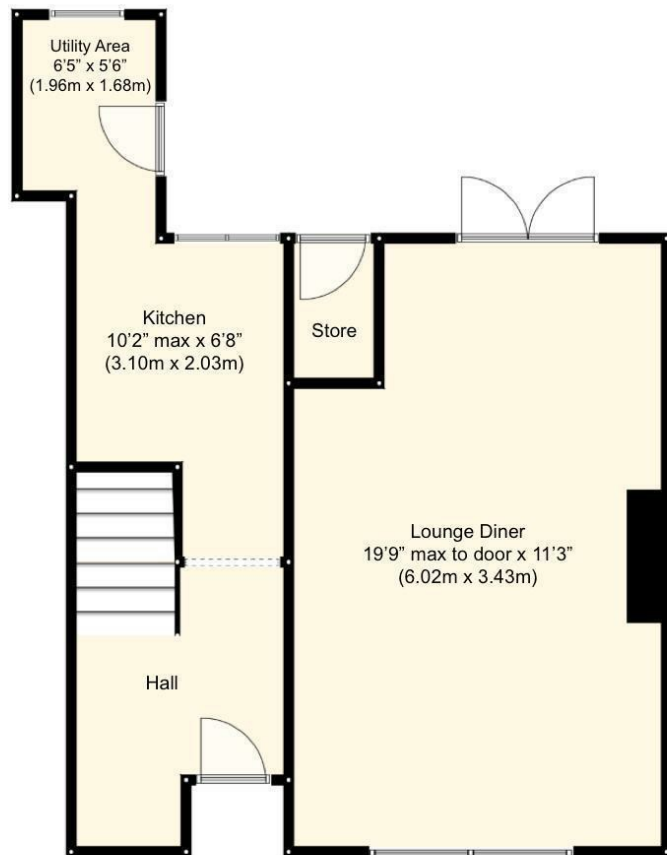
Referrals

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 Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. 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 mortgage adviser 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.






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