



Lynmouth Road,
Leicester, Leicestershire, LE5 1NA

NEWTONFOLLOWELL  **FLAGSHIP**

Lynmouth Road,
Leicester, Leicestershire, LE5 1NA
£310,000

Located within a well established and popular residential area this EXTENDED FOUR BEDROOM AND TWO BATHROOM SEMI-DETACHED FAMILY HOME offers an ideal first time buyer opportunity within the Humberstone area of Leicester LE5: Newton Fallowell Oadby are pleased to offer For Sale this well presented and spacious home being within walking distance of many local schools, shops, amenities and green spaces and having excellent road links to Evington, Scrattoft and Hamilton. The accommodation briefly comprises of a porch and hallway entrance leading into a large lounge and dining space, there is a good size kitchen/diner along with a multi purpose room, fourth bedroom and en-suite. The first floor offers three bedrooms with fitted wardrobe storage along with a family bathroom. Outside there is a front driveway, the large rear garden has a patio area along with a purpose built workshop.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Porch entrance with upvc double glazed door and windows, tiled flooring, central heating radiator, the hallway has doors through to the lounge and bedroom, tiled flooring, stairs to first floor with storage beneath, meter cupboard and central heating radiator.

Lounge/Diner

25'11" x 16'9" (7.92 x 5.13)

Spacious and open plan lounge/diner having a double glazed bay window to the front aspect, laminate flooring, two central heating radiators and doors to the kitchen, en-suite and multi purpose room.

Kitchen/Diner

13'0" x 10'7" (3.98 x 3.25)

Fitted kitchen/diner having base and wall mounted storage cupboards, gas hob with oven and extractor over, stainless steel sink and drainer unit, plumbing for washing machine and space for fridge/freezer, tile flooring and part tiled walls, central heating radiator, double glazed window and door to the rear aspect.

Multi Purpose Room

10'7" x 9'8" (3.25 x 2.97)

This multi purpose room could be used as a further reception room, dining space, bedroom or family room, having laminate flooring, double glazed window and door to the rear aspect and central heating radiator.

Ground Floor Bedroom

14'7" x 6'0" (4.46 x 1.83)

Ground floor double bedroom having laminate flooring, central heating radiator, double glazed window to the front aspect and door through to the en-suite.

En-Suite Shower Room

Fitted ground floor en-suite having tiled flooring and fully tiled walls, walk in shower, low level flush w/c, pedestal wash hand basin, heated towel rail, extractor fan and spot lights.

First Floor Landing

Landing area with double glazed window to the side aspect, carpet flooring, loft access and doors to all rooms.

Bedroom One

13'11" x 10'4" (4.25 x 3.16)

Double bedroom having fitted wardrobes and draws, laminate flooring, central heating radiator and double glazed bay window to the front aspect.

Bedroom Two

11'10" x 10'4" (3.63 x 3.17)

Double glazed window to the rear aspect, laminate flooring, central heating radiator, fitted wardrobe storage, double bedroom.

Bedroom Three

7'11" x 6'2" (2.43 x 1.89)

Laminate flooring, central heating radiator and double glazed window to the front aspect.

Bathroom

Fitted bathroom suite comprising low level flush w/c, vanity wash hand basin, bath with shower over and glass screen, tiled floor and fully tiled walls, panelled ceiling with spot lights, heated towel rail and extractor fan.

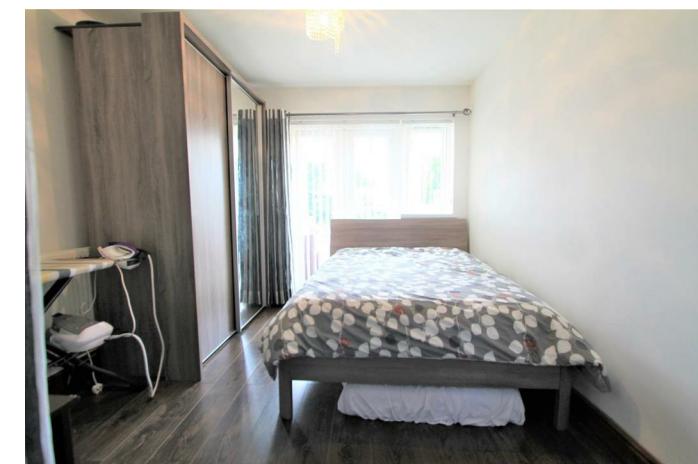
Workshop

17'11" x 9'1" (5.47 x 2.77)

Detached workshop having windows and door to the side and rear aspect, lighting and power sockets.

Outside

To the front of the property there is off road parking, the large garden is primarily laid to lawn with a good size patio area, there is shed storage with fence boundaries.



Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.

Council Tax Information

Leicester City Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuation

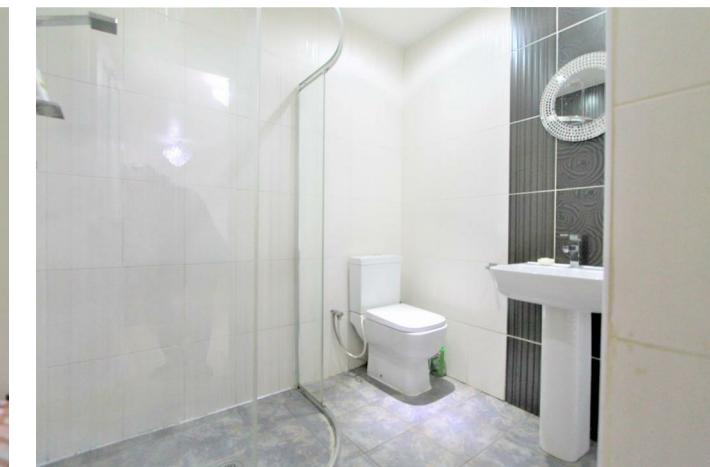
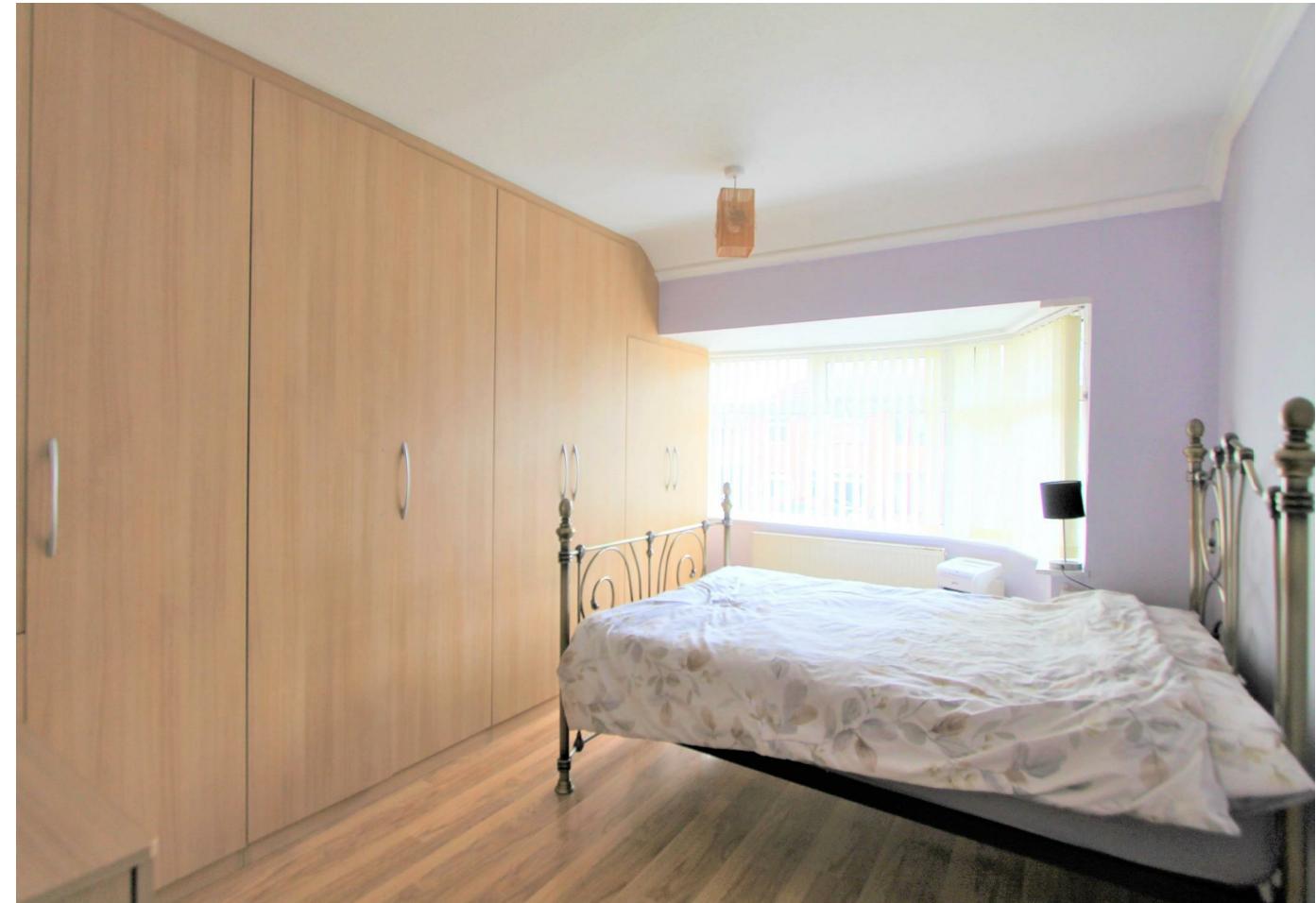
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

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 Notes

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, 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. All services and appliances have not and will not be tested by Newton Fallowell. 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 this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

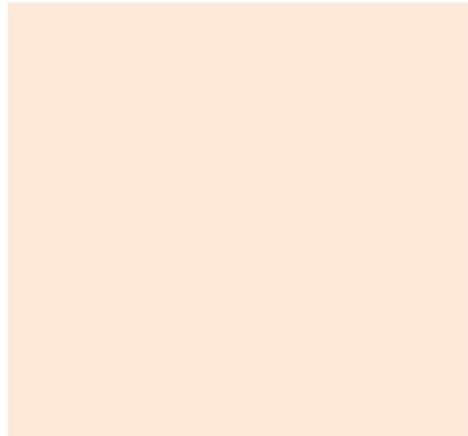






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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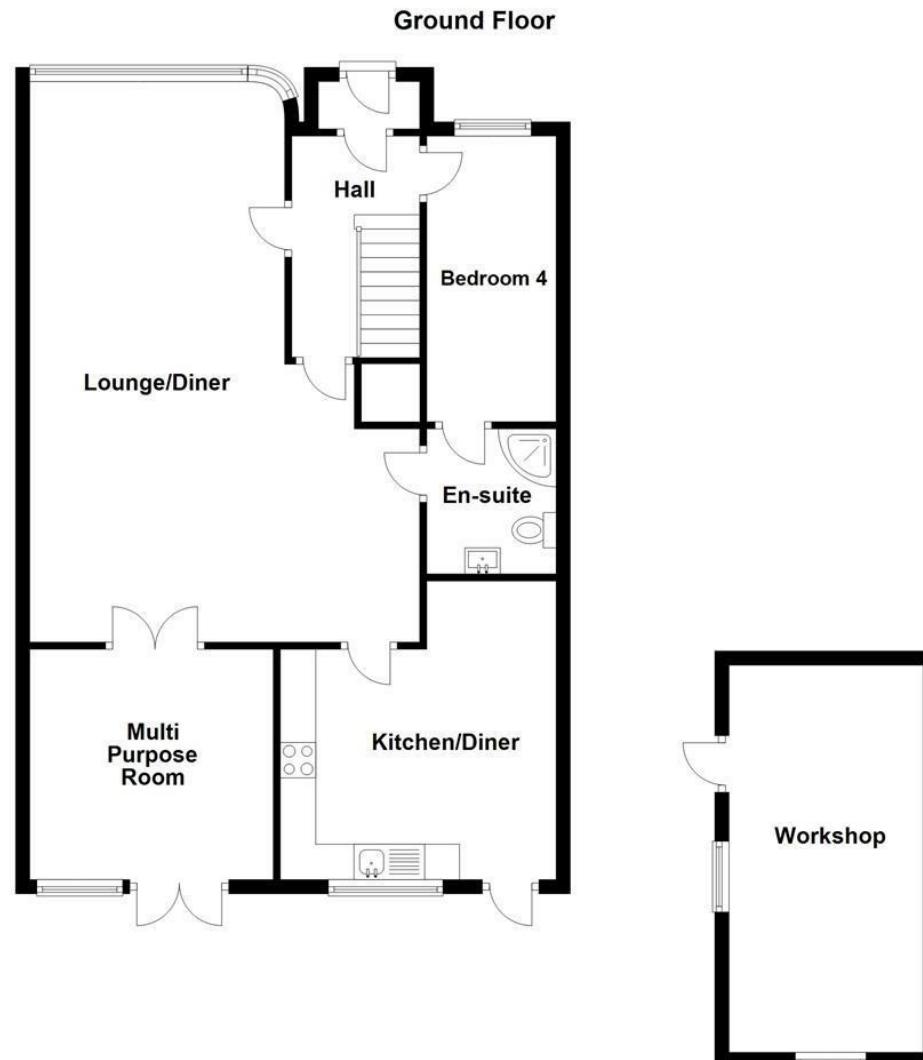
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Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

