



Uppingham Road,
Leicester, Leicestershire, LE5 2BF

NEWTONFALLOWELL  **FLAGSHIP**

Uppingham Road,
Leicester, Leicestershire, LE5 2BF
£320,000

Occupying a spacious and prominent frontage this THREE BEDROOM SEMI DETACHED FAMILY HOME provides well proportioned accommodation throughout within the highly desirable area of Humberstone, Leicester LE5 having excellent road links into the city centre and adjoining towns and villages: Newton Fallowell Oadby are pleased to offer For Sale this well presented and extended home being within easy reach of local schools, shops and amenities. The accommodation briefly comprises of a hallway entrance leading into a large and open plan lounge/diner along with an extended fitted kitchen. The first floor offers two double bedrooms with a larger than average third bedroom along with a fitted bathroom suite. Outside there is a large driveway offering ample car parking, the rear garden is very well presented with patio, decking and shed storage. Offered with No Upward Chain.
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Traditional feature entrance door leading into a spacious hallway having laminate flooring, central heating radiator, stairs to first floor and storage cupboard beneath with combi boiler.

Lounge/Diner

23'7" x 11'4" (into bay (7.21 x 3.46 (into bay)

Open plan lounge and dining area with double glazed bay window to the front aspect, sliding patio doors leading to the rear garden, carpet flooring, two central heating radiators and breakfast bar into the kitchen.

Kitchen

18'10" x 7'4" (5.75 x 2.24)

Extended and fitted kitchen having ample base and wall mounted storage cupboards, laminate flooring, part tiled walls, gas hob with oven and extractor hood over, plumbing for washing machine, space for fridge/freezer, sink and drainer unit, central heating radiator, barn door to the side aspect and double glazed window to the rear overlooking the garden.

First Floor Landing

Landing area having feature window to the side aspect, carpet flooring, spot lights to ceiling and doors to all rooms.

Bedroom One

14'0" x 10'11" (into bay (4.28 x 3.33 (into bay)

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

Bedroom Two

11'4" x 11'3" (3.47 x 3.44)

Double glazed window to the rear aspect overlooking the garden, carpet flooring, central heating radiator, fitted wardrobe, double bedroom.

Bedroom Three

8'4" x 8'0" (2.55 x 2.44)

Larger than average third bedroom having double glazed window to the front aspect, carpet flooring and central heating radiator.

Bathroom

Fitted bathroom suite comprising of walk in shower, low level flush w/c, pedestal wash hand basin, laminate flooring, fully tiled walls, central heating radiator, spot lights to ceiling, loft access and double glazed window to the side aspect.

Outside

The property is set back from the road offering a spacious and prominent frontage with ample off road car parking, the side access leads to a very well presented rear garden, partly laid to lawn with patio area, decking and shed storage.

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 C. 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 Valuations

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.

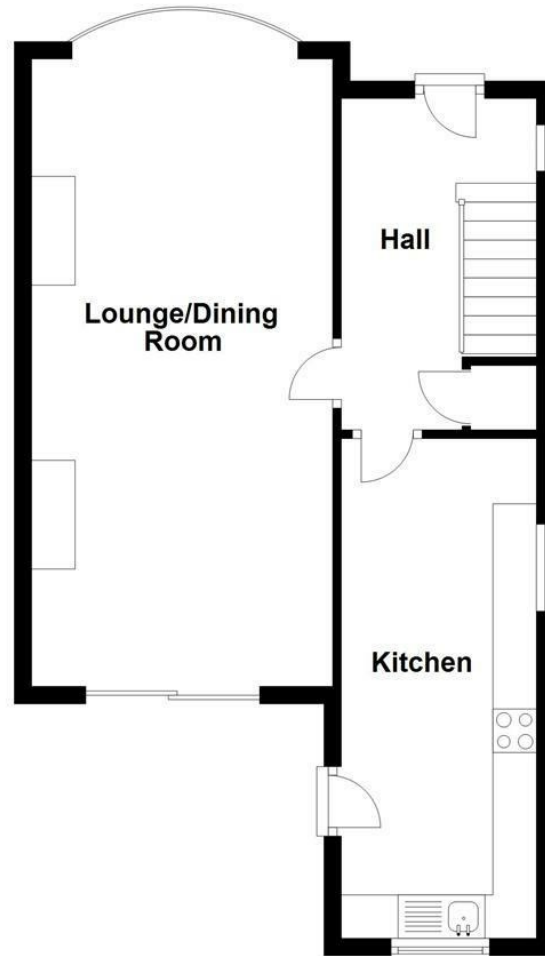




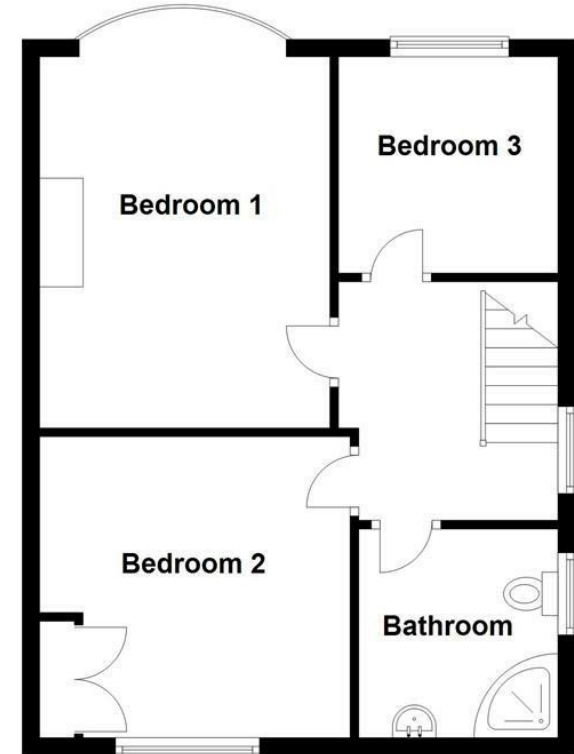


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	
Environmental Impact (CO ₂) Rating	
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 <small>EU Directive 2002/91/EC</small>	

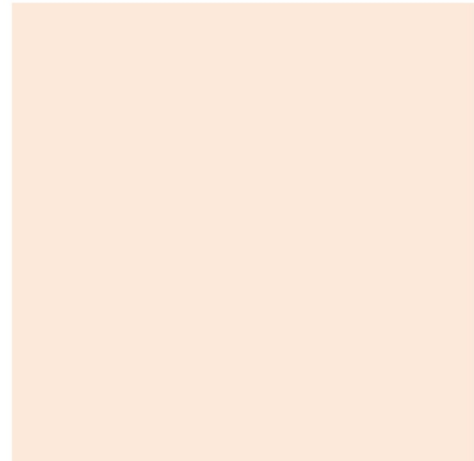
Ground Floor



First Floor



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



NEWTON
FALLOWELL
FLAGSHIP

t: 01163660990

e: oadby@newtonfallowell.co.uk

www.newtonfallowell.co.uk

