

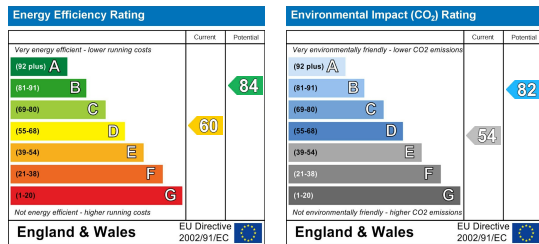


**Dunton Street,**  
Leicester, Leicestershire, LE3 5EN

**NEWTON**FALLOWELL 

Dunton Street,  
Leicester, Leicestershire, LE3 5EN  
Offers In Excess Of £135,000

Draft Details Awaiting Vendors Approval! Perfect for those in search of a buy to let investment or their first home, fall in love with this two bedroom traditional mid terrace conveniently positioned for access into the city centre and must be viewed in person to fully appreciate the accommodation on offer. Benefiting from gas central heating and double glazing throughout, the layout includes an open plan lounge diner with log burner and re-fitted kitchen. Upstairs you will find two practical bedrooms and bathroom. Outside there is a low maintenance courtyard to the rear featuring useful outbuildings. An early viewing is strongly recommended to avoid disappointment.



## Accommodation

Front entrance door opens into the;

## Open Plan Lounge Diner

A particular selling feature of the accommodation is the open plan lounge diner affording space for both comfortable sitting and formal dining.

## Dining Area

11'10" x 11'1" (3.61m x 3.38m)

Positioned around a feature gas fireplace, the front reception area is perfect for formal dining. With a window to the front, ceiling coving and central heating radiator.

## Living Area

11'10" x 11'1" (3.61m x 3.38m)

Centred around a log burner, the living area offers a staircase rising to the first floor, central heating radiator, rear elevation window and access to the;

## Kitchen

12'5" x 5'10" (3.78m x 1.78m)

Re-fitted in 2018, the kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in oven with electric hob over and extractor hood above, integrated fridge freezer, inset sink and drainer unit and plumbing for a washing machine. With a central heating combination boiler, side elevation window and side access door to the courtyard.

## First Floor Landing

Giving access to the bedrooms and bathroom, with a central heating radiator and access to boarded loft space with ladder and light.

## Bedroom One

11'10" x 12'7" (3.61m x 3.84m)

A double room offering a window to the front elevation, carpet flooring and a central heating radiator.

## Bedroom Two

11'10" x 9'7" (3.61m x 2.92m)

With a window to the rear elevation, useful storage cupboard, central heating radiator and carpet flooring.

## Bathroom

12'5" x 5'9" (3.78m x 1.75m)

Fitted with a four piece suite comprising a bath, shower cubicle, low level WC and wash hand basin, complemented with tiled surrounds. Having useful storage, heated towel rail and an obscure side elevation window.

## Outside

Shard gated access leads from the front to the rear where a mostly paved low maintenance courtyard can be found with brick wall boundaries and two outbuildings, one being useful storage and the other a WC.

## To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the first exit onto New Parks Road. At the next roundabout, take the third exit onto Glenfield Road. At the traffic lights, turn left onto Henley Road. Continue along. Henley Road becomes Fosse Road North after the traffic lights. Continue under the bridge and turn right onto Bonchurch Street. Turn left onto Dunton Street where the property can be found.

## Tenure

Freehold with vacant possession upon completion.

## Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000) - 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. Please contact Zak, Tom or Tabitha on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.



### 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

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 firm's 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.

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

