

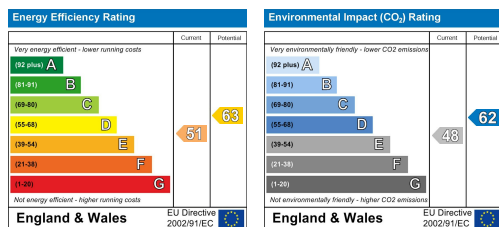


Lowland Avenue, Leicester Forest East
Leicester, Leicestershire, LE3 3PA

NEWTONFALLOWELL 

Lowland Avenue, Leicester Forest East
Leicester, Leicestershire, LE3 3PA
Asking Price **£249,959**

An excellent opportunity for those looking to downsize, this two bedroom semi detached bungalow is offered to the market with no upward chain and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, lounge diner, kitchen, two double bedrooms and bathroom. Situated in a popular location and occupying a corner position, the plot offers front, side and rear gardens with a driveway and garage situated beyond the property. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the;

Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, meter cupboard, door to the lounge and open access through to the;

Kitchen

13'7" x 6'4" (4.14m x 1.93m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled surrounds. Features include a built in 'Hotpoint' oven with a 'Whirlpool' hob over and extractor hood above, inset sink and drainer unit, plumbing for washing machine, concealed Worcester Bosch boiler and space for a further under counter fridge. Offering a breakfast bar, there are dual aspect windows, central heating radiator and a door leading to the;

Conservatory

10'10" x 9'6" (3.30m x 2.90m)

A useful addition to the accommodation offering additional living space with glazing to three aspects and a door to the garden.

Lounge

15'9" x 11'10" (4.80m x 3.61m)

Presented with carpet flooring, the principal living space is positioned around a feature floating gas fireplace with wood mantle. Having two central heating radiators, ceiling coving, bay window to the front elevation and a door to the;

Inner Lobby

Giving access to two bedrooms and bathroom, with a built in storage cupboard.

Bedroom One

12'6" x 8'10" (3.81m x 2.69m)

A double room enjoying views of the garden through a double glazed window, with carpet flooring, built in storage and central heating radiator.

Bedroom Two

11'5" x 9'5" (3.48m x 2.87m)

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

Bathroom

6'1" x 6'3" (1.85m x 1.91m)

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and wc, with complementary tiling. Having an obscure side elevation window and central heating radiator.

Outside

Occupying a corner plot, the plot offers a range of plants and shrubs with a pathway leading to the front door. Side access leads around to a low maintenance paved area with hedging to the boundary and further gated access leading to the rear garden which is mainly laid to lawn. There is also a driveway and garage situated behind the property.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, proceed West along Hinckley Road over the M1 bridge. Turn left onto Kings Drive. Continue along and take an eventual right hand turning onto Lowland Avenue where the property can be found.

Tenure

Freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel:) - Tax Band C. 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.



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 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.

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



