

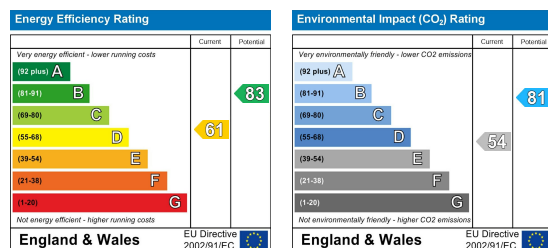


**Lambert Road, Off Narborough Road**  
Leicester, Leicestershire, LE3 2BP

**NEWTON**FALLOWELL 

Lambert Road, Off Narborough Road  
Leicester, Leicestershire, LE3 2BP  
Chain Free **£159,950**

Draft Details Awaiting Vendors Approval! Ideally suited to a first time buyer or investor, this traditional bay fronted terrace is offered to the market with no upward chain and is conveniently positioned for access into the city centre. Having undergone a program of refurbishment, the gas centrally heated accommodation features two reception rooms, modern fitted kitchen, first floor landing, two double bedrooms and bathroom with spotlighting. The plot offers a private garden to the rear. Any early viewing is strongly recommended to avoid disappointment.



### Accommodation

Wooden front entrance door opens into the;

### Lounge

13'7" into bay x 11'5" (4.14m into bay x 3.48m)

Enjoying a walk in bay window to the front elevation, the primary reception room is presented with carpet flooring and offers a corner meter cupboard, picture rails, ceiling coving, central heating radiator, fireplace and a door leading to the;

### Dining Room

11'10" x 11'4" (3.61m x 3.45m)

Perfectly positioned adjacent to the kitchen, the second reception room is ideal for formal dining occasions and enjoys a window to the rear elevation. with a concealed staircase rising to the first floor, central heating radiator, dado rail, built in shelving, gas fireplace and a door to the;

### Kitchen

12'8" max x 6'1" (3.86m max x 1.85m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. With an inset sink and drainer unit with mixer tap, built in 'Lamona' oven with 4 ring hob over and extractor hood above and space for a further appliance. There is also a side access door to the courtyard, central heating radiator and a side elevation window.

### First Floor Landing

Staircase rises to the first floor which gives access to two double bedrooms and bathroom.

### Bedroom One

13'9" into bay x 13'0" (4.19m into bay x 3.96m)

A double room with a walk in bay window to the front elevation, cast iron fireplace, central heating radiator, built in storage and carpet flooring.

### Bedroom Two

12'1" x 10'1" (3.68m x 3.07m)

A second double room with a useful over the stairs storage cupboard, central heating radiator, cast iron fireplace, rear elevation window and carpet flooring.

### Bathroom

12'8" x 6'1" (3.86m x 1.85m)

Fitted with a contemporary three piece suite comprising of a bath with electric shower over, wash hand basin and wc, with tiled surrounds. Having an obscure rear elevation window, shaver point, spotlighting, central heating radiator and cupboard housing 'Ideal' boiler.

### Outside

To the front of the property is a low maintenance forecourt with perimeter fencing. Shared gated access leads to the rear garden not overlooked from beyond with outbuildings and a patio area adjacent to the accommodation. There is also a range of shrubs.

### To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the Braunstone crossroads, take a right turning onto Braunstone Lane and continue along. As your approach the crossroads with Sturgess situated on the corner, turn left into Narborough Road and proceed along. Take an eventual right hand turning onto Mountcastle Road and continue straight. Turn right onto Lambert Road where the property can be found.

### Tenure

We understand the property is Freehold.

### 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.



### 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.

### Thinking Of Selling Your Home?

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



