



**Cardinals Walk,**  
Leicester, Leicestershire, LE5 1LD

**NEWTON**FALLOWELL  **FLAGSHIP**

Cardinals Walk,  
Leicester, Leicestershire, LE5 1LD  
**£320,000**

A DELIGHTFULLY PRESENTED AND TASTEFULLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME LOCATED WITHIN THE HUMBERSTONE AREA OF LEICESTER LE5 BEING CLOSE TO MANY LOCAL SCHOOLS, SHOPS AND AMENITIES: Newton Fallowell Oadby are pleased to offer For Sale this spacious and well proportioned property located close to Evington, Scraftoft & Hamilton having excellent road links within a desirable and very popular area. The accommodation offers a porch entrance leading into a spacious lounge along with an extended kitchen and dining space to rear. There is also a ground floor w/c and integral garage. The first floor provides a master bedroom with spacious en-suite, three further bedrooms along with family bathroom. Outside there is a front driveway along with a large and beautifully presented rear garden having a patio area, decking and detached workshop which offers excellent ancillary space. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Porch**

Porch entrance with upvc double glazed door and windows, tiled flooring and door leading into the lounge.



### Lounge

17'11" x 11'10" (5.48 x 3.63)

Bay window to front aspect, carpet flooring, central heating radiator, gas fire place with hearth surround, stairs to first floor with storage beneath, doors through to kitchen/diner and w/c.

### W/C

Ground floor cloakroom having low level flush w/c, wash hand basin with tiled splash back, tiled floor and central heating radiator.

### Kitchen

11'8" x 10'5" (3.58 x 3.19)

Nicely fitted kitchen having base and wall units, underfloor heating, integrated dishwasher and washing machine, gas hob, oven, extractor hood, window to rear aspect overlooking the garden, tiled flooring, part tiled walls, open plan to dining area.

### Dining Room

11'10" x 11'8" (3.61 x 3.58)

Family dining space being open plan to kitchen, carpet flooring, sliding patio doors to rear aspect, central heating radiator.

### Garage

24'8" x 9'8" (7.53 x 2.95)

Integral full depth garage having electric up and over door to the front aspect, single door to the rear, lighting and power sockets.

### First Floor Landing

central landing area having carpet flooring, loft access and doors through to bedrooms and bathroom.

### Bedroom One

16'5" x 9'6" (5.01 x 2.92)

Master bedroom offering space and light with window to front aspect, carpet flooring, fitted wardrobes and units offering a good level of storage, central heating radiator and door through to en-suite.

### En-Suite

Modern and well fitted en-suite having large walk in shower, low level flush w/c, vanity unit wash hand basin, window to rear aspect, tiled floor and walls, spot lights to ceiling, underfloor heating, central heating radiator and wall mounted heated towel rail.

### Bedroom Two

12'0" x 12'0" (3.66 x 3.66)

Light and spacious double bedroom with window to front aspect, carpet flooring and central heating radiator.

### Bedroom Three

11'11" x 11'7" (3.64 x 3.55)

Double bedroom with window to rear aspect overlooking the garden, carpet flooring, central heating radiator, fitted double wardrobes housing the boiler.

### Bedroom Four

8'2" x 6'8" (2.50 x 2.05)

Window to front aspect, laminate flooring, central heating radiator, currently utilised as a home office.

### Bathroom

Well fitted family bathroom having corner bath with shower over, low level flush w/c, pedestal wash hand basin, tiled floor and walls, spot lights to ceiling, window to rear aspect, central heating radiator and underfloor heating.

### Outside

Front block paved driveway having security bar with access to garage and porch. The rear garden is beautifully presented and maintained being primarily laid to lawn with footpath, raised patio area having outside tap and power sockets along with an electric retractable awning. There is a pond with water feature, fence boundaries, mature and well landscaped borders.



### Workshop

Detached workshop located to the rear of the garden having windows to the front and side along with lighting and power sockets providing a clever ancillary space for multiple uses.

### 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 Valuation

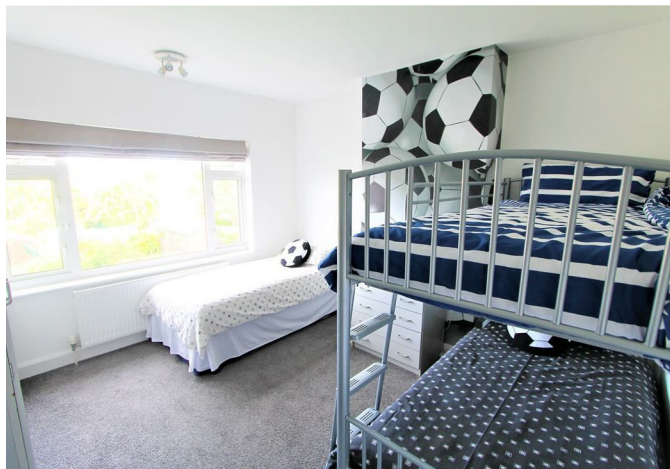
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### 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



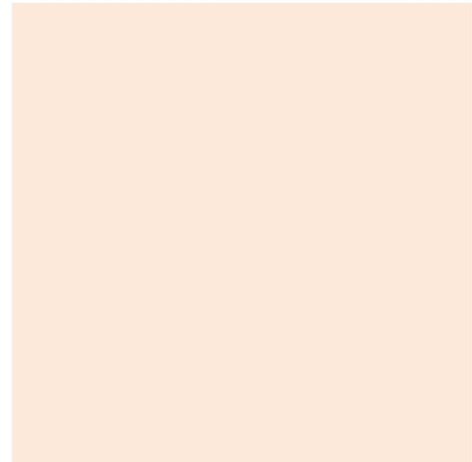
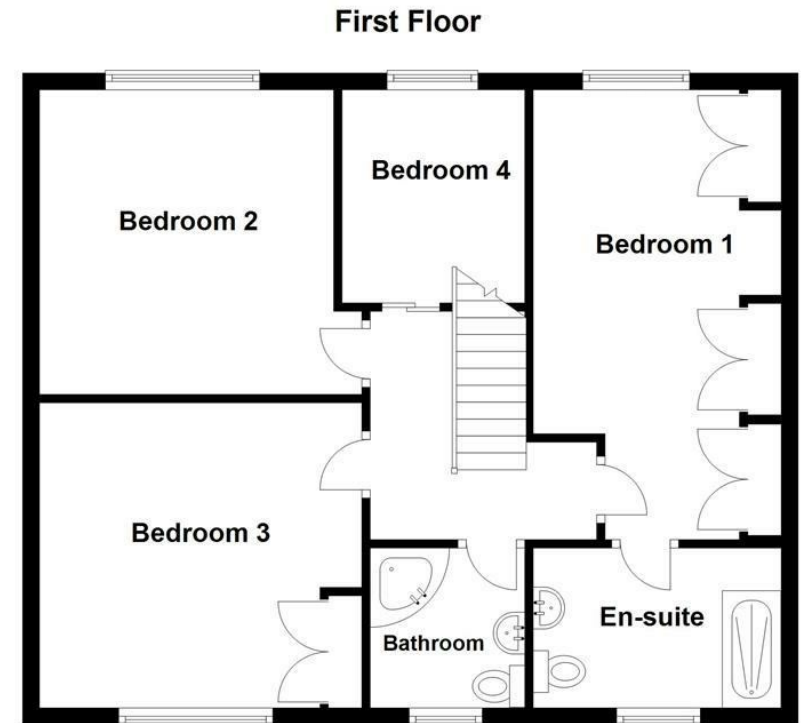
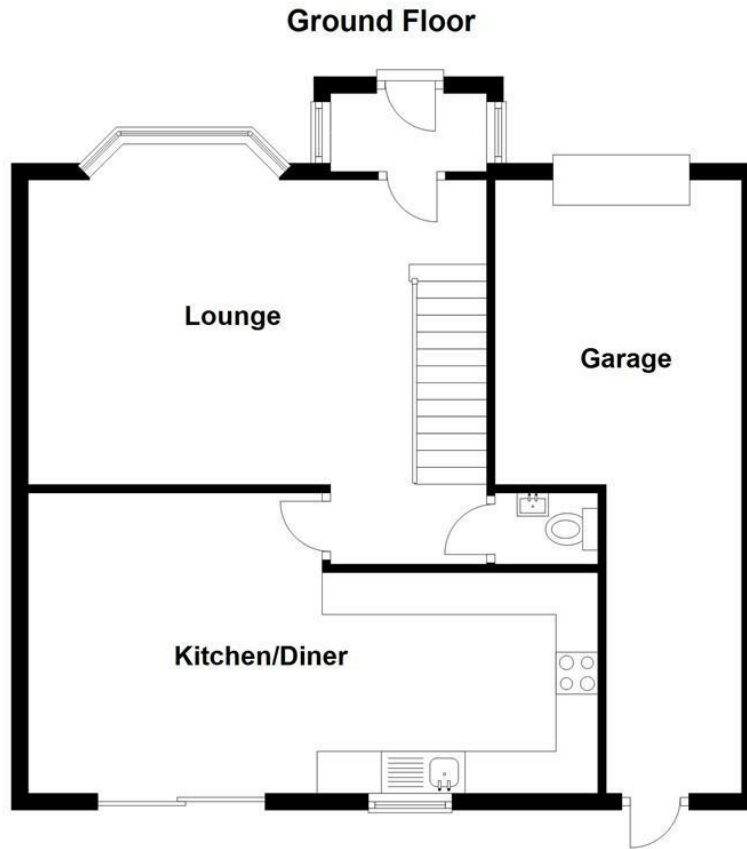


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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

