



**Homestone Gardens,**  
Leicester, Leicestershire, LE5 2LJ

**NEWTON**FALLOWELL 



**Homestone Gardens,  
Leicester, Leicestershire, LE5 2LJ  
£200,000**

A WELL PRESENTED AND NICELY PROPORTIONED MID TOWNHOUSE HAVING THREE BEDROOMS AND LOCATED WITHIN THE POPULAR THURNBY LODGE AREA OF LEICESTER LE5 CLOSE TO SCRAPTOFT, HUMBERSTONE AND HAMILTON: Newton Fallowell Oadby are pleased to offer For Sale this well located family home ideal for first time buyers and investors alike close to local schools, shops, amenities and recreational spaces with excellent road links into Leicester City Centre. The accommodation offers a porch entrance leading into a front lounge with fitted kitchen to the rear. The first floor provides a family bathroom along with three bedrooms, there is also an attic conversion currently used as a further bedroom. Outside there is a front driveway with side access leading to a garden with patio area and outbuilding storage. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**





### Porch & Hallway

Extended porch entrance with composite front door, window to side aspect and leading through to a hallway with laminate flooring, central heating radiator and stairs to first floor with door to lounge.

### Lounge

16'7" x 13'0" (5.06 x 3.97)

Front lounge with double glazed bay window to front aspect, laminate flooring, two central heating radiators, understairs cupboard and door through to kitchen.

### Kitchen

16'0" x 6'10" (4.88 x 2.10)

Fitted kitchen having vinyl flooring, part tiled walls, window to rear aspect, base and wall fitted units, sink and drainer unit, gas hob with oven below, central heating radiator, boiler, space and plumbing for appliances.

### First Floor Landing

Landing area having carpet flooring and doors through to all rooms.

### Bedroom One

12'2" x 10'3" (3.71 x 3.14)

Double bedroom with window to rear aspect overlooking the garden, laminate flooring, central heating radiator, two fitted storage cupboards.

### Bedroom Two

10'6" x 9'3" (3.22 x 2.83)

Window to front aspect, laminate flooring, central heating radiator, double bedroom.

### Bedroom Three

10'5" x 6'7" (3.20 x 2.01)

Window to front elevation, laminate flooring, central heating radiator, storage cupboard over stairs.

### Bathroom

Fitted suite having bath with shower over, low level flush w/c, pedestal wash hand basin, window to rear aspect, tiled floor and walls, spot lights to ceiling and heated towel rail.

### Attic Room

20'2" x 6'0" (approx) (6.16 x 1.84 (approx))

Converted attic space providing a multi purpose room currently used as a bedroom with two skylight windows, carpet flooring and wall mounted electric heater.

### Outside

Front driveway with parking for 2/3 vehicles having brick boundary walls, shared side access leading to a rear garden primarily laid to lawn with patio area and fence boundaries along with outbuilding storage.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Leicester City Council - Tax Band A. 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

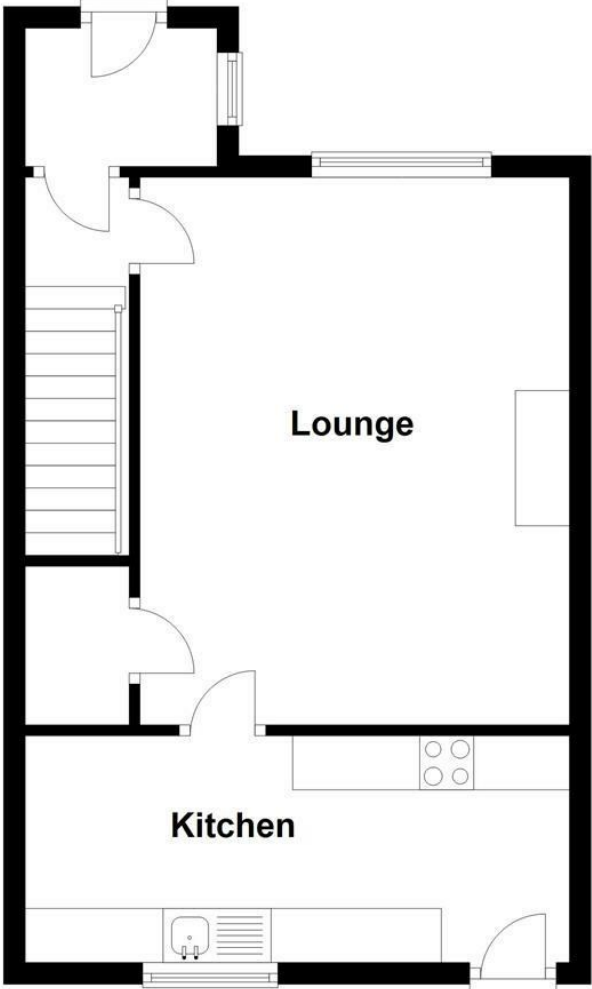
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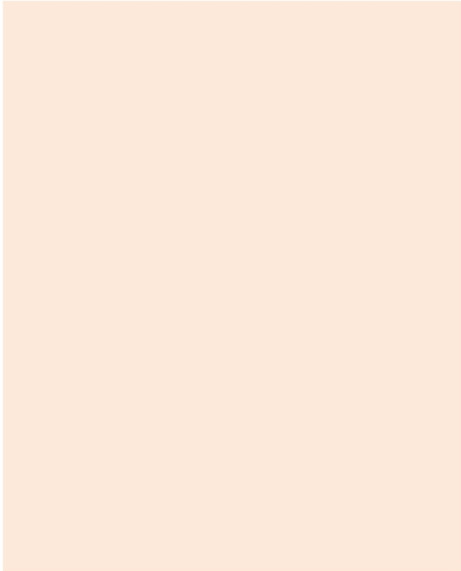
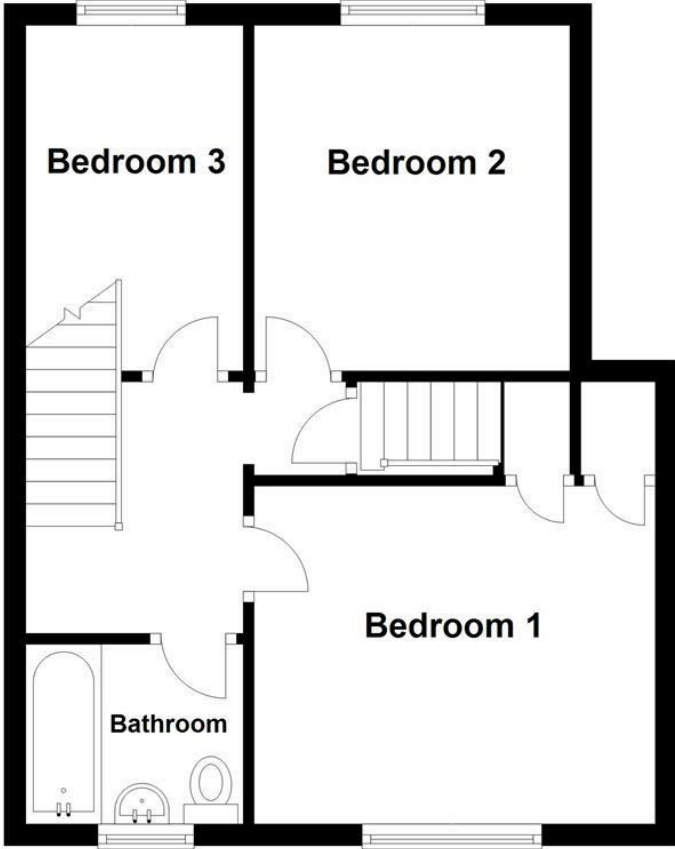


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	79
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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



