



Stornaway Road,
Leicester, Leicestershire, LE5 2QN

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE5 2QN
Offers Over £185,000

A SUPERBLY PRESENTED AND MODERNISED TWO DOUBLE BEDROOM END TOWNHOUSE PROPERTY OFFERING AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY WITHIN THE THURNBY LODGE AREA OF LEICESTER LE5: Newton Fallowell Oadby are pleased to offer For Sale this improved and updated property on a corner plot having local schools, shops, amenities and recreational spaces within walking distance. The accommodation briefly comprises of a hallway entrance leading into a front lounge with modern and well fitted rear kitchen/diner. The first floor has two double bedrooms and modern bathroom. Outside there is a front garden with side access leading into a low maintenance rear garden and patio with outbuilding storage. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Hallway

Entrance hallway with laminate flooring, stairs to first floor, door to lounge and central heating radiator.



Lounge

16'7" x 10'10" (5.07 x 3.32)

Spacious and delightfully presented reception room having double glazed window to the front aspect, laminate flooring, central heating radiator, wood burner fireplace and understairs storage.

Kitchen/Diner

14'0" x 6'9" (4.27 x 2.08)

Modern and contemporary fitted kitchen with base and wall units, integrated fridge and freezer, gas hob, oven, extractor hood, ceramic sink and drainer unit, space and plumbing for appliances, window to rear and side aspects, laminate flooring, central heating radiator and spot lights to ceiling.

First Floor Landing

Window to side aspect, carpet flooring, loft access and doors to all first floor rooms.

Bedroom One

11'0" x 10'2" (3.36 x 3.12)

Very well presented double bedroom with double glazed window to front aspect, carpet flooring, walk in wardrobe with sliding mirrored doors and central heating radiator.

Bedroom Two

13'4" x 8'11" (4.07 x 2.74)

Double bedroom with carpet flooring, double glazed window to rear aspect, central heating radiator, spot lights to ceiling and storage cupboard with boiler.

Bathroom

Modern and contemporary fitted bathroom having larger than average walk in shower, low level flush w/c, pedestal wash hand basin, window to side aspect, tiled floor and part tiled walls, spot lights to ceiling and traditional style central heating radiator.

Outside

Nice size corner plot with front garden and hedgerow boundary, side gate leading to a low maintenance rear garden with patio having artificial lawn, fence boundaries, raised borders and 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

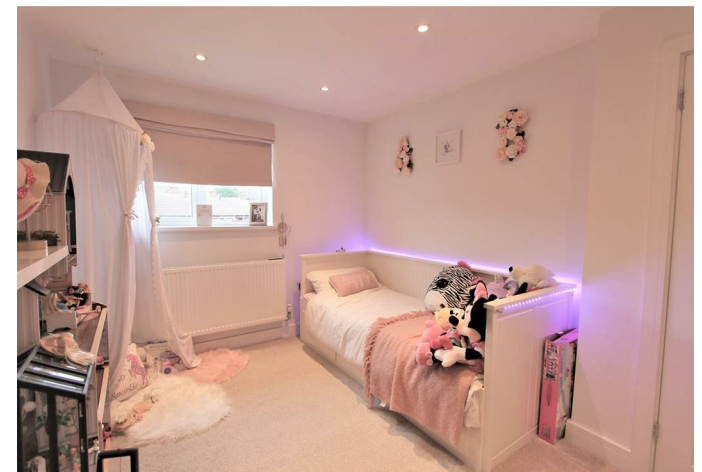
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

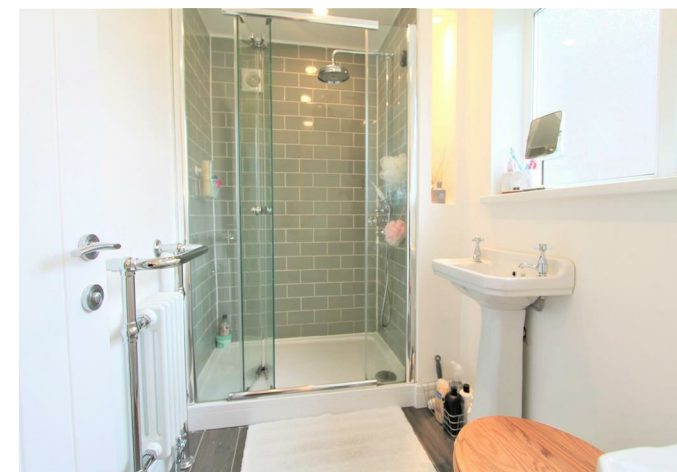
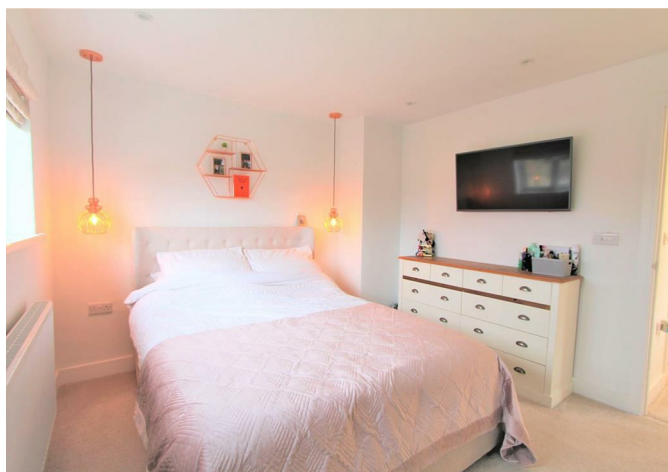
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

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,

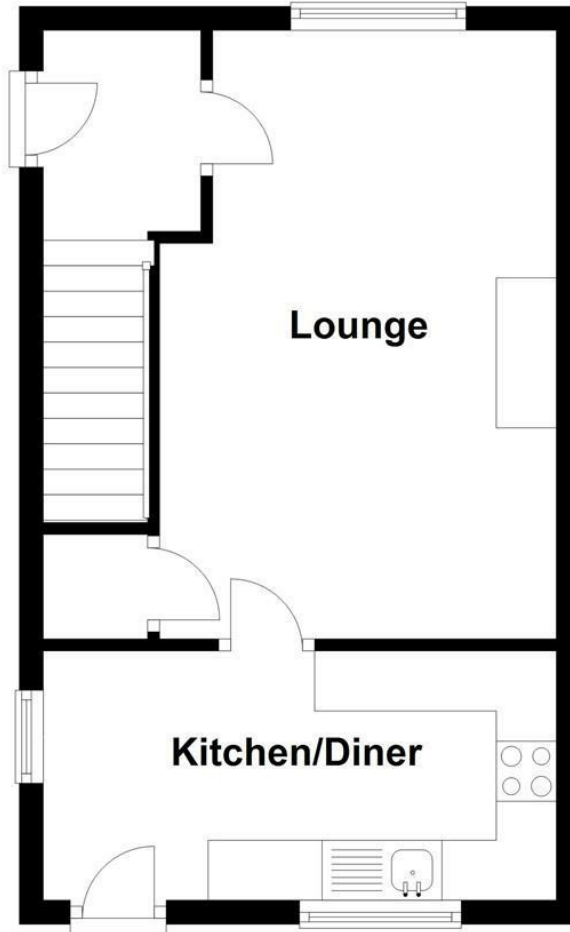


measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) 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.

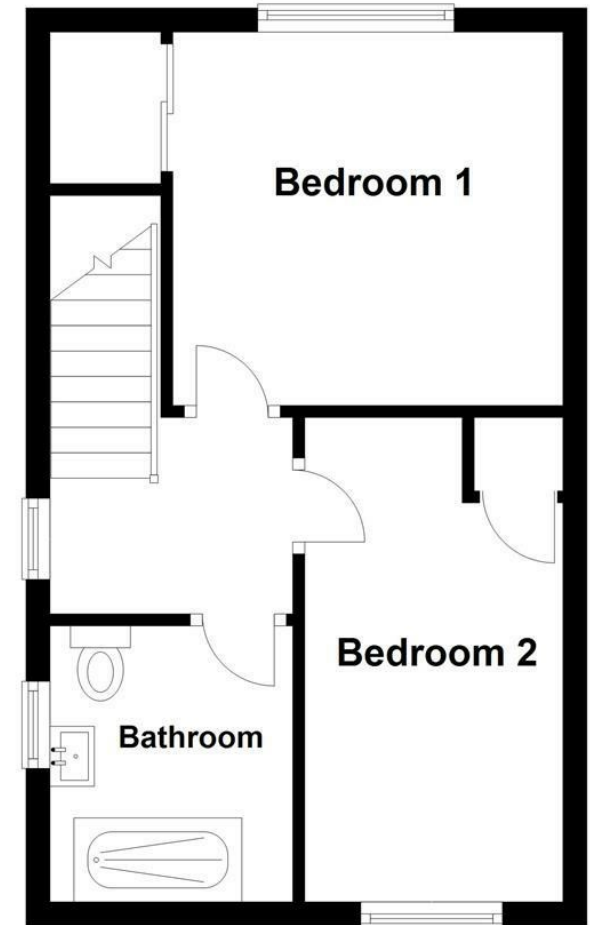


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

Ground Floor



First Floor



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



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