



Northdene Road,
Leicester, Leicestershire, LE2 6JJ

NEWTONFALLOWELL 

**Northdene Road,
Leicester, Leicestershire, LE2 6JJ
£325,000**

THIS DELIGHTFULLY PRESENTED AND EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY OFFERS MODERN FIXTURES AND FITTINGS WITH WELL PROPORTIONED ACCOMMODATION WITHIN THE WEST KNIGHTON AREA OF LEICESTER LE2: Newton Fallowell Oadby are pleased to offer For Sale this well located family home being close to the areas of Oadby, Wigston and Knighton along with local schools, shops and green spaces including Knighton Park with excellent road links to major motorways and Leicester City Centre. The accommodation briefly comprises of a porch and hallway entrance along with a spacious and extended lounge/dining space, there is a modern kitchen/diner to the rear with a ground floor w/c. The first floor offers four bedrooms with an en-suite and family bathroom. There is an integral garage, front driveway for two vehicles and a rear garden with decking area and separate brick built store. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Porch

Double glazed entrance doors leading through to hallway.



Hallway

Central hallway with wood effect laminate flooring, central heating radiator, stairs to first floor with cupboard storage beneath.

Lounge/Dining Space

26'4" x 11'5" (8.04 x 3.48)

Extended and spacious reception room with space for family dining, carpet flooring, two central heating radiators, gas fireplace with granite hearth and surround, double bay window to the front aspect with feature lever shutters, double doors leading into the kitchen/diner.

Kitchen/Diner

21'10" x 10'0" (6.68 x 3.05)

Extended kitchen/diner having double glazed window and sliding patio doors to the rear aspect, wood effect laminate flooring, contemporary fitted base and wall storage units, granite effect worktop surfaces, sink and drainer with mixer tap, gas hob with extractor over, fitted oven and grill, integrated dishwasher, space and plumbing for appliances, central heating radiator.

Ground Floor W/C

Tiled flooring, low level flush w/c, vanity wash hand basin with tiled splashback, central heating radiator and extractor fan.

First Floor Landing

Central landing area with carpet flooring, loft access and doors to all rooms.

Bedroom One

13'8" x 11'4" (4.18 x 3.47)

Double bedroom with carpet flooring, central heating radiator, fitted wardrobes and storage units, double glazed bay window to front aspect.

Bedroom Two

14'5" x 6'11" (4.40 x 2.13)

Extended double bedroom over the garage having carpet flooring, central heating radiator, double glazed window to front aspect and door to en-suite.

En-Suite To Bedroom two

Fitted en-suite having walk in shower with tiled walls, low level flush w/c, vanity wash hand basin with tiled splashback, tiled flooring, heated towel rail, spot lights to ceiling and double glazed window to rear aspect.

Bedroom Three

12'0" x 11'5" (3.67 x 3.48)

Double glazed window to rear aspect overlooking the garden, laminate flooring, central heating radiator, fitted wardrobe storage, double bedroom.

Bedroom Four

8'0" x 6'7" (2.44 x 2.02)

Carpet flooring, central heating radiator, double glazed window to front aspect and fitted wardrobe storage units.

Bathroom

Fitted bathroom suite having ceramic tiled flooring, low level flush w/c, bath with shower over, wash hand basin with tiled splashback, central heating radiator and double glazed window to rear aspect.

Garage

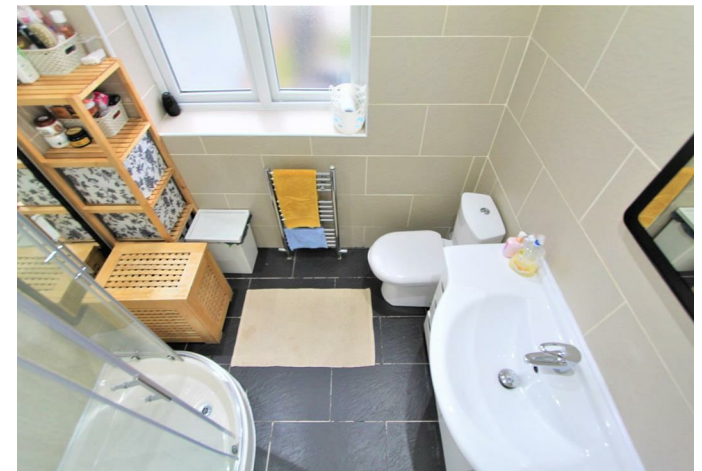
Integral garage with electric remote door, lighting and power sockets with door to the rear garden.

Outside

Paved driveway to the front with parking for two vehicles, access through the garage to the rear garden having a decking area, paved patio, lawn with mature borders, fence boundaries and a brick built store with upvc door and window to the front aspect.

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 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 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

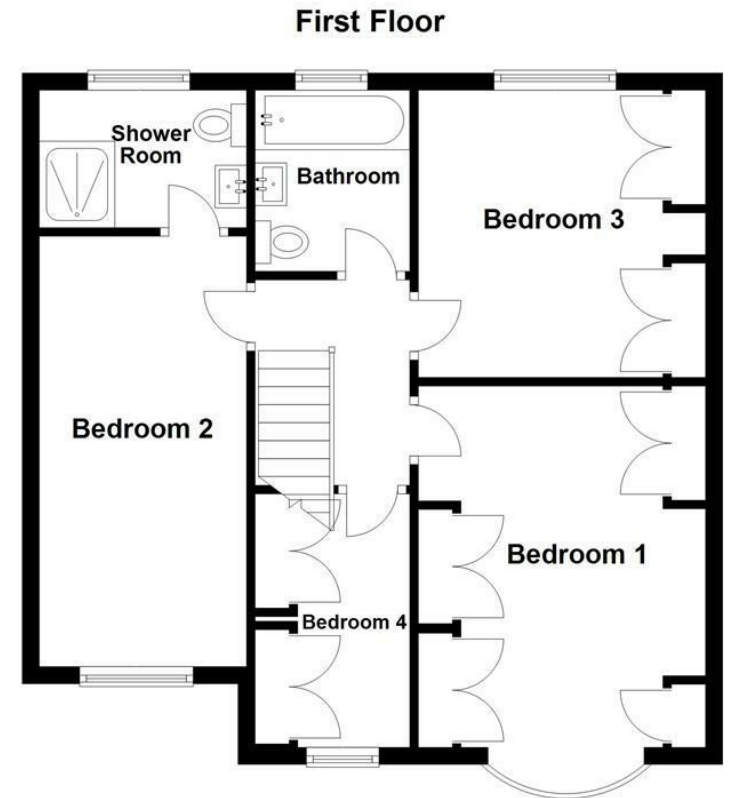
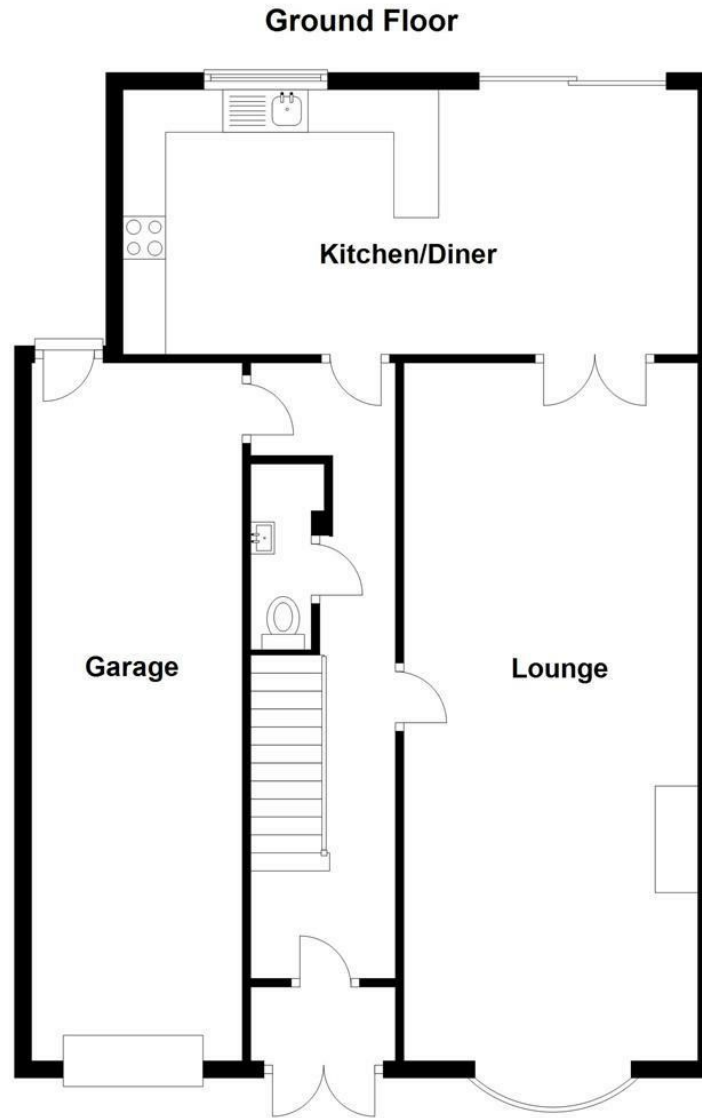
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(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>		



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

