



Somerfield Walk,
Leicester, Leicestershire, LE4 0QQ

NEWTONFALLOWELL 

**Somerfield Walk,
Leicester, Leicestershire, LE4 0QQ
£235,000**

A superbly presented and modernised THREE BEDROOM SEMI-DETACHED property having a light, spacious and contemporary feel, offering an IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY: Newton Fallowell Oadby are pleased to offer For Sale this ready to move in family home being within walking distance of Beaumont Leys Secondary School, Babington Academy and a large number of shops and green spaces. There are excellent road links to the A46, major motorways and surrounding suburbs along with Leicester City Centre. The accommodation briefly comprises of a porch and hallway entrance, lounge, modern and open plan kitchen/diner to the ground floor. The first floor landing provides access to three bedrooms and a family bathroom. Outside there is a single garage and driveway with spacious rear garden and patio. Offered with no upward chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Porch

Porch entrance having laminate flooring, upvc door and window and leading into the hallway.



Hallway

Nicely presented hallway entrance having laminate flooring, central heating radiator, stairs to first floor and doors through to kitchen and lounge.

Lounge

17'10" x 11'6" (5.46 x 3.52)

Modern and contemporary sitting room having a double glazed window to the front aspect, laminate flooring, central heating radiator and double doors through to the kitchen/diner.

Kitchen/Diner

17'10" x 8'11" (5.45 x 2.73)

Fully modernised and superbly presented kitchen space having base and wall mounted storage units with white gloss frontage, granite effect worktops, gas hob with extractor over, integrated oven, washing machine, dishwasher, laminate flooring, double glazed window to the rear aspect, central heating radiator, understairs space for fridge freezer, door to the side of the property and open plan to the dining space. The dining area has sliding patio doors to the rear garden and laminate flooring.

First Floor Landing

The landing area has a double glazed window to the side aspect, carpet flooring, loft access, boiler cupboard and storage with doors through to all rooms.

Bedroom One

14'0" x 11'8" (4.28 x 3.58)

Very well presented double bedroom having been modernised with carpet flooring, central heating radiator, double glazed window to the front aspect and space for wardrobe storage.

Bedroom Two

11'9" x 9'3" (3.60 x 2.82)

Double bedroom with carpet flooring, central heating radiator and double glazed window to the rear aspect overlooking the garden.

Bedroom Three

8'5" x 7'3" (2.58 x 2.23)

Double glazed window to the front aspect, fitted wardrobe, carpet flooring and central heating radiator.

Bathroom

Fitted modern bathroom suite having low level flush w/c, vanity wash hand basin, bath with shower over and glass screen, laminate flooring, part tiled walls, double glazed window to rear aspect, heated towel rail.

Garage

Single garage and driveway having up and over front door, side door into the garden and lighting with access via Baxters Close to the rear of the property.

Outside

Front garden laid to lawn with side gate access leading into a good size rear garden having a patio area, fence boundaries and access to the garage and driveway to the rear.

Tenure

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

Council Information

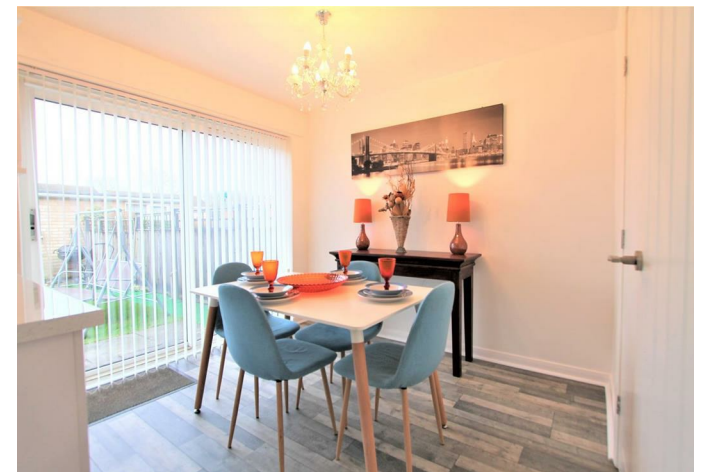
Leicester City Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

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.

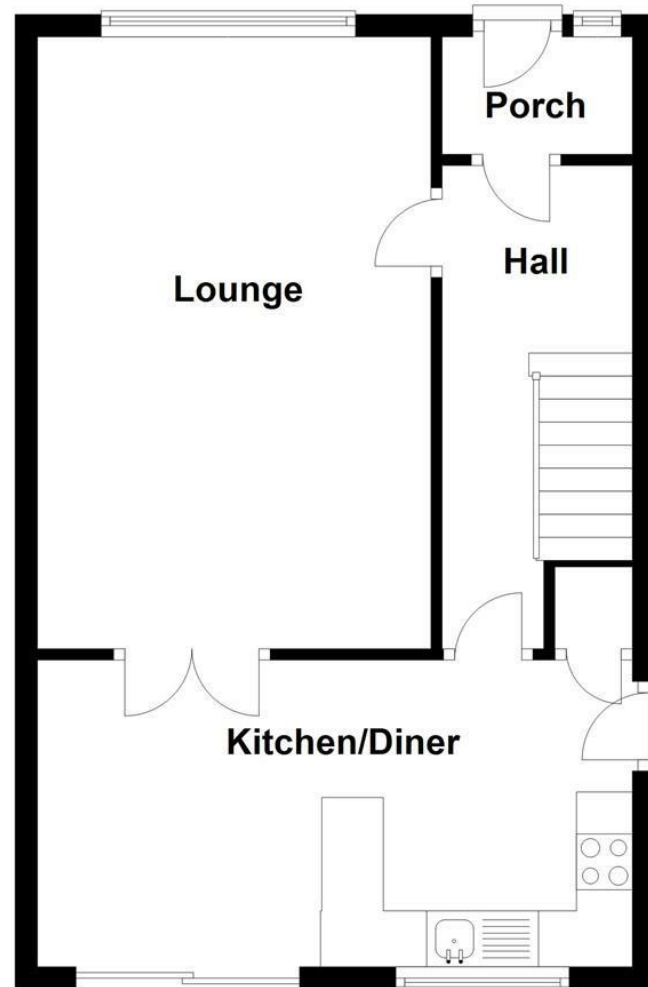
Agents Notes

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.

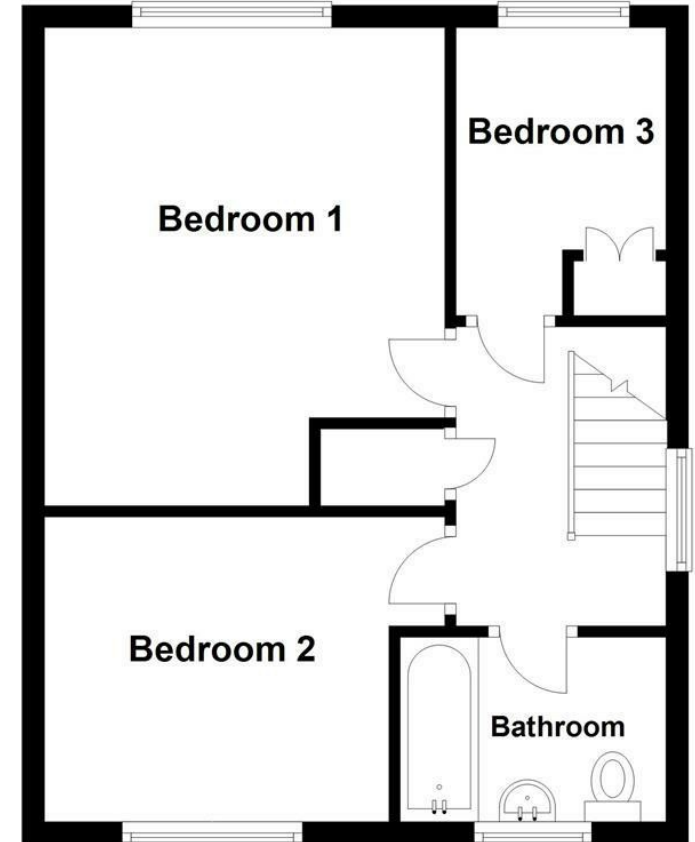


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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 EU Directive 2002/91/EC		

Ground Floor



First Floor



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



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