

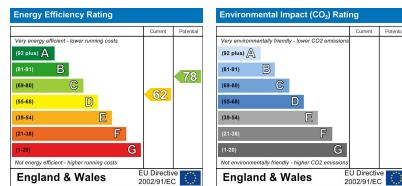


Cokayne Road,  
Leicester, Leicestershire, LE3 6NE

 **NEWTON  
FALLOWELL**

**Cokayne Road,  
Leicester, Leicestershire, LE3 6NE  
£225,000**

Enjoying the use of a driveway and garage, fall in love with this three bedroom semi detached perfect for growing families or first time buyers and must be viewed in person to be fully appreciated. The gas centrally heated layout includes an entrance hall, lounge, dining room and kitchen, with the first floor offering three well proportioned bedrooms and a bathroom. The plot features front and rear gardens, with useful outbuildings. An early viewing is strongly recommended to avoid disappointment.



## Accommodation

Front entrance door opens into the:

### Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, useful storage cupboard under the stairs and a sliding door to the kitchen.

### Lounge

13'2" max x 12'7" (4.01m max x 3.84m)

Presented with carpet flooring, the lounge offers a window to the front elevation, central heating radiator and coving.

### Dining Room

10'2" x 8'10" (3.10m x 2.69m)

Perfect for formal dining, the second reception room offers a central heating radiator, coving, carpet flooring and a window to the rear elevation.

### Kitchen

10'1" x 9'6" (3.07m x 2.90m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, 'Hotpoint' oven, 'Hotpoint' ho with extractor hood above and space for appliances. With a window to the rear elevation and tiled flooring.

### Rear Lobby

With space for appliances and a side door leading to the garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, coving, Worcester Bosch boiler and a hatch to the part boarded loft space.

### Bedroom One

11'7" x 11'2" max (3.53m x 3.40m max)

A double room offering a window to the front elevation, with carpet flooring, built in cupboard and a central heating radiator.

### Bedroom Two

9'10" x 11'3" (3.00m x 3.43m)

A second double room offering a window to the rear elevation, carpet flooring, built in cupboard, coving and a central heating radiator.

### Bedroom Three

8'3" x 8'4" (2.51m x 2.54m)

With a window to the front elevation, carpet flooring and a central heating radiator.

### Bathroom

5'5" x 7'4" (1.65m x 2.24m)

Fitted with a three piece suite comprising a bath with Mira shower, two wash hand basin and wc, with complementary tiled surrounds. With a window to the rear elevation.

### Outside

The plot offers a driveway to the front leading to the garage. To the rear is a low maintenance garden being mostly paved, with an outside tap, summerhouse measuring 12'2" x 5'6" and further useful outbuildings.

### Garage

15'9" x 10'7" (4.80m x 3.23m)

With light, power, door to the front and a door to the rear.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.



## Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

## Money Laundering

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 Note

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.

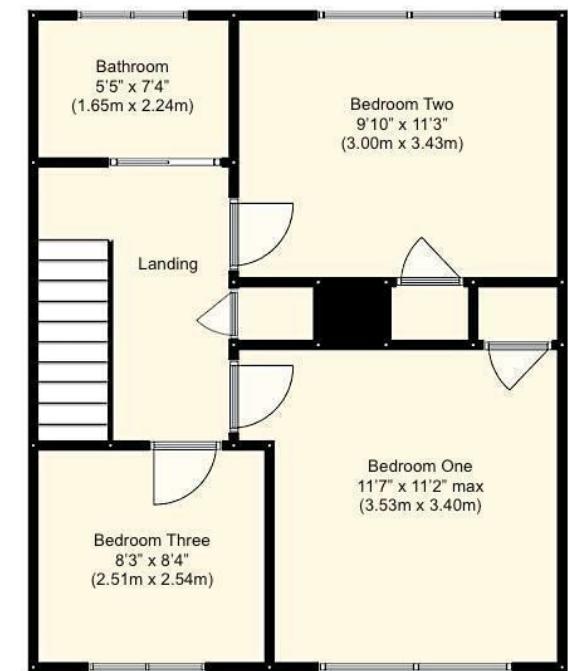
### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.





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