



Oak Crescent,  
Leicester, Leicestershire, LE3 3FL



## Oak Crescent, Leicester, Leicestershire, LE3 3FL Chain Free £229,950

Having been occupied by the same owner since the late 1980's, walk in and be surprised by this three bedroom mid terrace property occupying a family friendly position being adjacent to Holmfield Park. Benefiting from having a Worcester Bosch boiler, internally there is an entrance porch, full width reception room, kitchen diner, rear porch, first floor landing, three bedrooms and a shower room. The plot offers front and rear gardens with a garage set at the rear. An ideal home family home, first purchase or buy to let investment and conveniently located for access to the motorway network, an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-91 <b>B</b>		71-81 <b>B</b>	
69-80 <b>C</b>		59-70 <b>C</b>	
55-68 <b>D</b>		45-58 <b>D</b>	
39-54 <b>E</b>		29-44 <b>E</b>	
21-38 <b>F</b>		13-28 <b>F</b>	
1-20 <b>G</b>		1-12 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch offers glazing to the front, with a built in cupboard and door leading to the:

#### Lounge

10'2" x 15'6" max (3.10m x 4.72m max)

The full width reception room offers a window to the front elevation, two wall lights, central heating radiator and carpet flooring. A door leads to the:

#### Kitchen Diner

11'9" x 15'7" max (3.58m x 4.75m max)

Affording space for a table and chairs, the kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, space for appliances and wine rack. With a useful storage cupboard, staircase rising to the first floor, two central heating radiator, ceiling fan, rear elevation window and a sliding patio door leading to the:

#### Rear Porch

With dual aspect glazing and french doors leading to the rear garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom.

#### Bedroom One

13'3" x 7'7" into robes (4.04m x 2.31m into robes)

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

#### Bedroom Two

10'2" max x 7'7" (3.10m max x 2.31m)

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

#### Bedroom Three

8'9" x 7'5" (2.67m x 2.26m)

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

#### Bathroom

5'4" x 7'8" (1.63m x 2.34m)

Fitted with a three piece suite comprising a bath with shower, wash hand basin and wc, with tiled flooring, heated towel rail, radiator and a rear elevation window.

#### Outside

Set along a pathway, the property occupies a family friendly position being adjacent and overlooking Holmfield Park. To the front is a gravelled garden with shrubbery. To the rear is a paved garden with fencing to boundaries and an outside tap. There is also access to the garage boasting an upgraded side access door and window (Fitted 2022).

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby 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 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.





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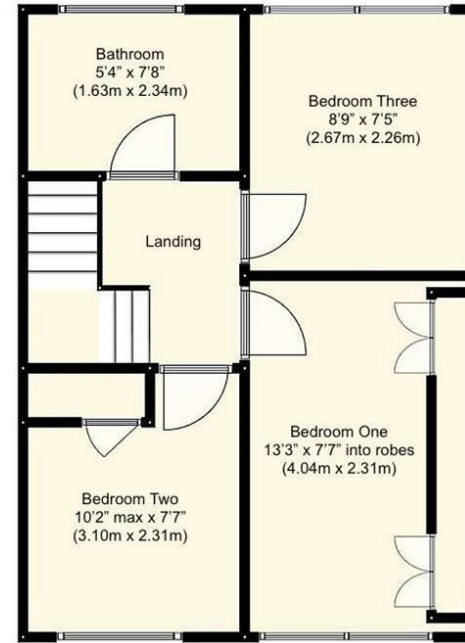
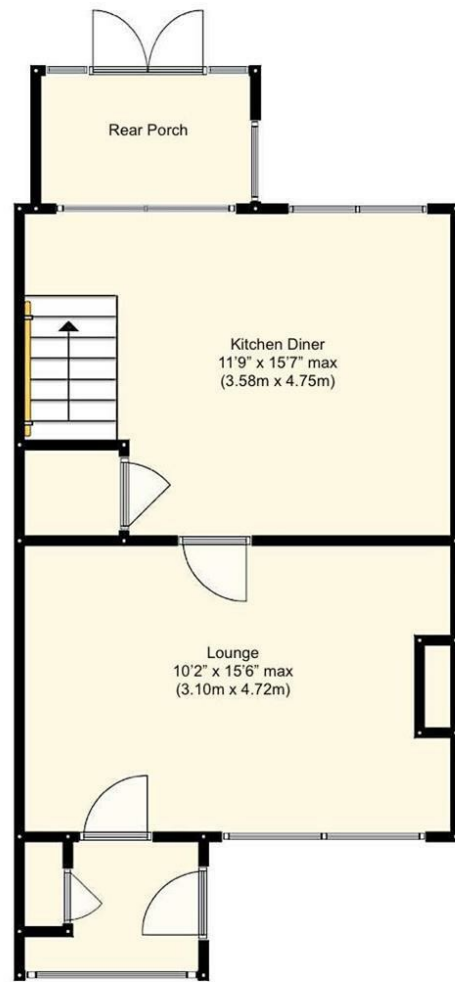
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