



Alder Close, Leicester Forest East
Leicester, Leicestershire, LE3 3JW

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Offers In Excess Of £250,000**

Occupying a desirable tucked away cul de sac position, this three bedroom semi detached home would make for a fantastic first purchase, investment or family home. The gas centrally heated and double glazed accommodation includes an entrance hall, lounge and kitchen diner, with the first floor offering three bedrooms and bathroom, with the plot offering a driveway which provides off street parking for two cars a lawned front and rear garden. An early viewing comes highly recommended.

Accommodation

Front entrance door opens into the;

Entrance Hall

Presented with carpet flooring, there is a staircase rising to the first floor, central heating radiator, consumer unit and door leading to the;



Lounge

16'0" x 10'5" (4.88m x 3.18m)

Enjoying light provided by a window to the front elevation, the neutrally decorated lounge is positioned around a feature fireplace with surround and is presented with replaced carpet flooring. With two central heating radiators, coving and a door to the;

Kitchen Diner

9'2" x 13'9" (2.79m x 4.19m)

The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and splashbacks. Features include a inset stainless steel 1.5 sink and drainer unit with mixer tap, built in oven with 4 ring gas hob over and extractor hood above, wall mounted concealed central heating boiler, plumbing for washing machine and space for fridge freezer. Affording ample space for a table, there is a useful built in cupboard, central heating radiator, rear elevation window and glazed rear access door leading to the garden.

First Floor Landing

Giving access to three bedrooms and bathroom, with access to the loft and built in airing cupboard.

Bedroom One

9'2" x 13'9" (2.79m x 4.19m)

A full width double room enjoying wood flooring. With a window to the rear elevation and central heating radiator.

Bedroom Two

10'1" x 7'1" (3.07m x 2.16m)

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

Bedroom Three

6'9" x 6'4" (2.06m x 1.93m)

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

Bathroom

5'8" x 7'1" (1.73m x 2.16m)

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin with mixer tap and low level WC, all complemented with partially tiled walls. With an obscure side elevation window and chrome heated towel rail.

Outside

A particular feature of the property is the corner plot allowing off road parking for two vehicles and leads to the front lawn. To the rear is a lawned garden with fenced boundaries. Enjoying a decking area adjacent to the accommodation perfect for outdoor sitting and garden shed.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, proceed West along Hinckley Road over the M1 bridge and past The Red Cow then turn left at the traffic lights onto Warren Lane. Continue round the bend and past the pharmacy and then take your first left onto Pleasant Close and left again onto Alder Close where the property is facing you at the head of the cul-de-sac.

Tenure

Freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel:) - Tax Band B. 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.



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

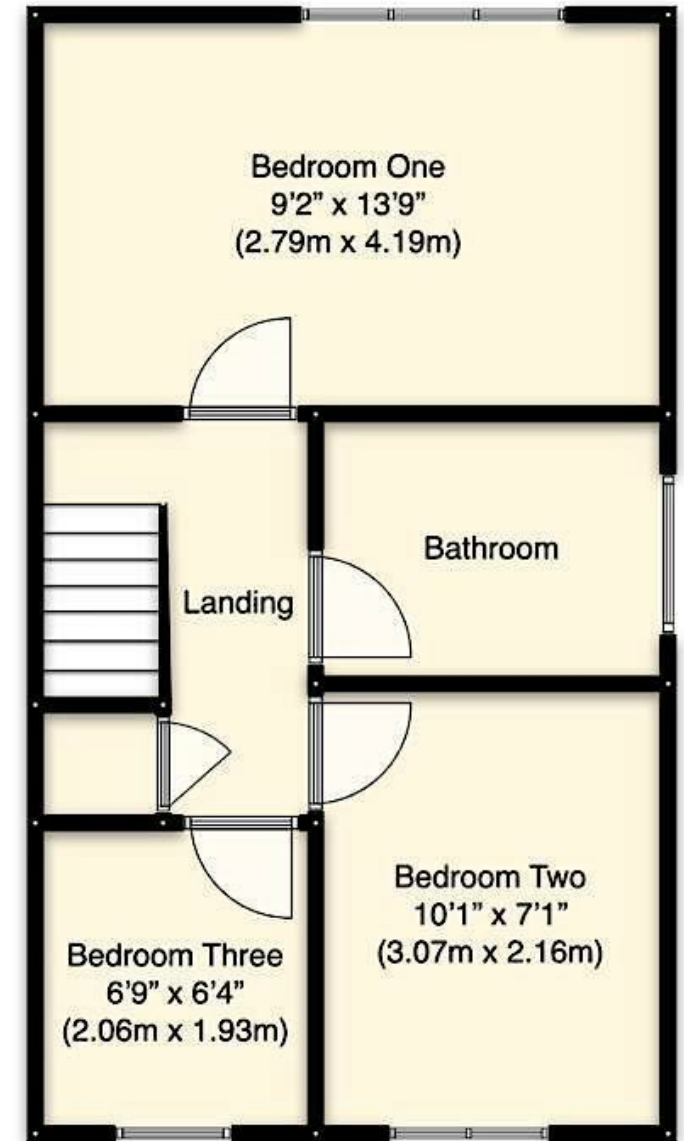
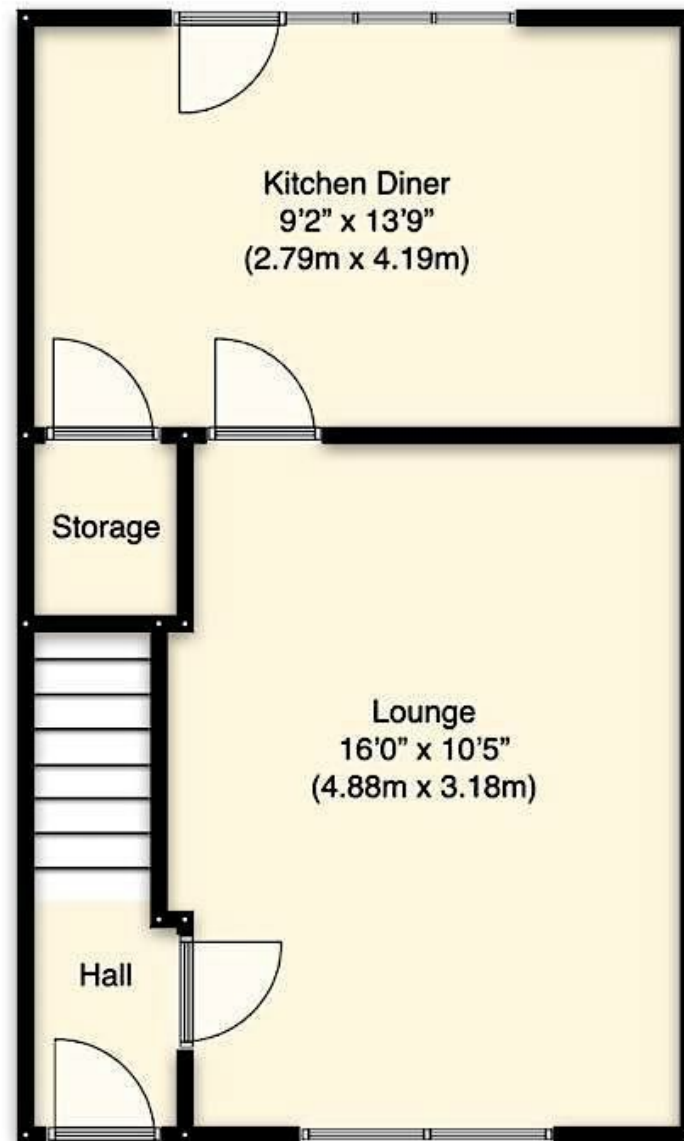
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01163665666

e: lfe@newtonfallowell.co.uk

www.newtonfallowell.co.uk

