



Hemington Road,
Leicester, Leicestershire, LE5 6JE

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE5 6JE
£340,000**

Having a prominent and spacious frontage this TWO DOUBLE BEDROOM DETACHED BUNGALOW provides a beautifully presented and maintained home within the Evington area of Leicester LE5 being within walking distance of local shops and recreational spaces: Newton Fallowell Oadby are pleased to offer For Sale this delightful property set within a quiet and well established residential area with excellent links to Oadby, Thurnby and Uppingham Road. The accommodation briefly comprises of a porch and hallway entrance leading into a lounge, kitchen/diner, two double bedrooms and modern bathroom. Outside there is a front garden with driveway leading to a single garage with the superbly presented and spacious rear garden having a patio area with summer house. Call Newton Fallowell Oadby for FREE No Sale NO Fee Sales Valuations.

Accommodation

Porch

Porch entrance having tiled flooring, upvc double glazed windows to the front and side with door through to the hallway.



Hallway

Inner hallway with carpet flooring, central heating radiator, boiler cupboard, cloaks cupboard, composite entrance door and doors through to all rooms.

Lounge

15'8" x 11'5" (4.80 x 3.50)

Nicely presented sitting room having carpet flooring, central heating radiator, french doors leading into the rear garden, double glazed window to the front aspect and gas fitting for fireplace.

Kitchen/Diner

13'3" x 11'10" (4.06 x 3.63)

Spacious kitchen/diner having fitted base and wall mounted storage cupboards, plumbing for washing machine, space for cooker and fridge/freezer, sink and drainer unit, vinyl flooring, part tiled walls, central heating radiator, double glazed window and door to the rear aspect.

Bedroom One

12'4" x 11'11" (3.77 x 3.64)

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

Bedroom Two

15'2" x 9'11" (4.63 x 3.03)

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

Bathroom

Modern fitted bathroom having walk in corner shower with sliding glass doors, low level flush w/c, vanity unit wash hand basin, vinyl flooring and fully tiled walls, heated towel rail and double glazed window to the side aspect.

Garage

15'8" x 8'2" (4.80 x 2.51)

Single garage having up and over door to the front, door and window to the rear, lighting and power sockets.

Outside

The property occupies a pleasant and well presented frontage, primarily laid to lawn with footpath to the front door and driveway to the side. The rear garden is beautifully maintained with lawn, mature borders with trees and patio area having summer house.

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



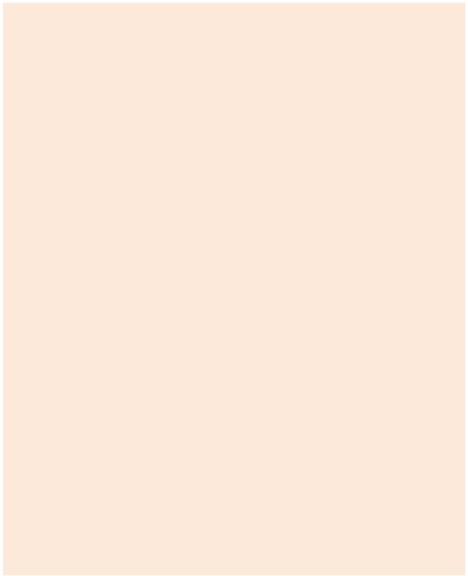
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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 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.



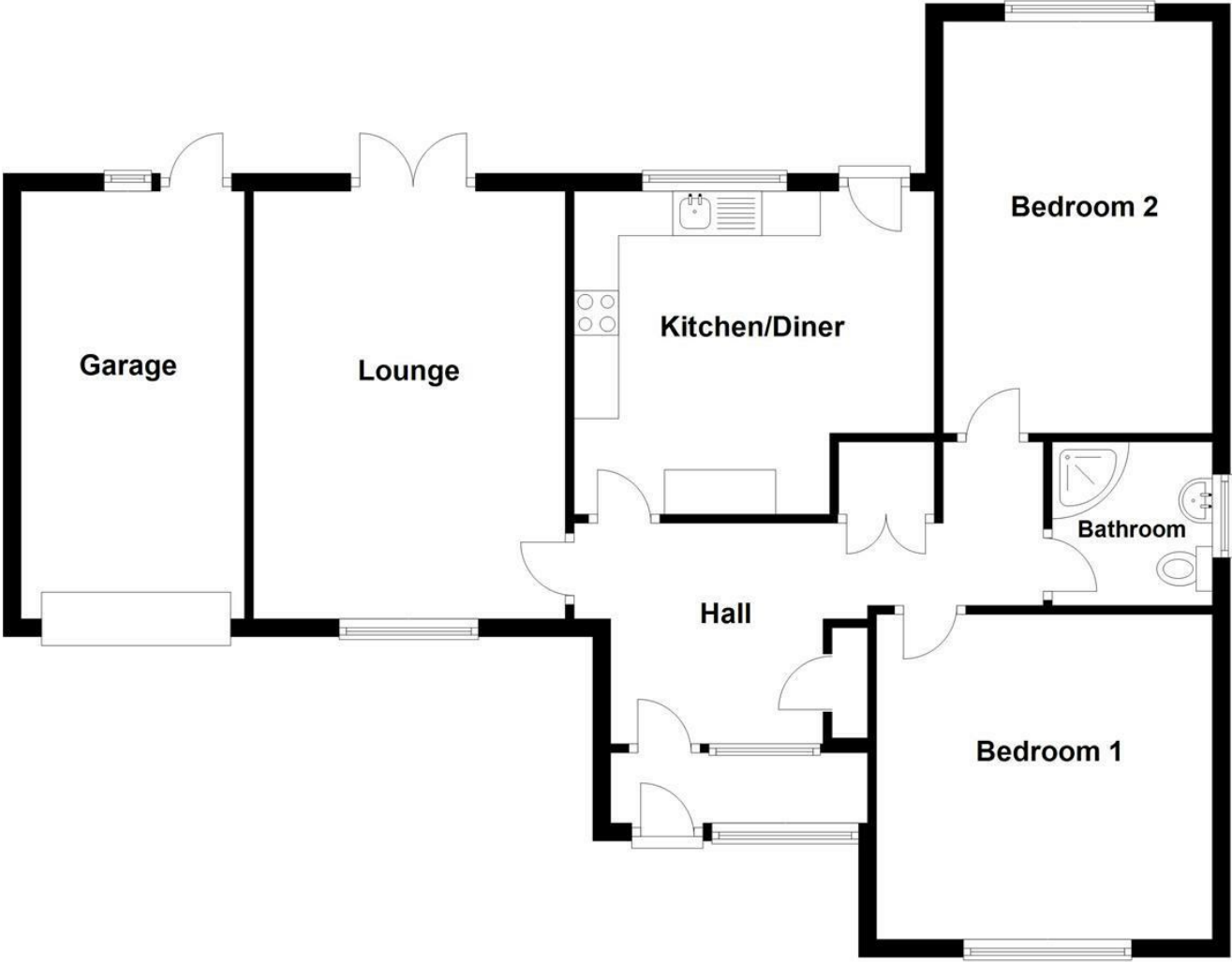




Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	67
(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



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

