



Judith Drive,
Leicester, Leicestershire, LE5 6FJ



**Judith Drive,
Leicester, Leicestershire, LE5 6FJ
Offers Over £325,000**

Offered with the benefit of No Upward Chain, this nicely presented THREE BEDROOM SEMI-DETACHED BUNGALOW offers potential to extend and improve a property set on a generous plot within the popular and desirable Evington area of Leicester LE5: Newton Fallowell Oadby are pleased to offer For Sale this superbly located property being within easy reach of many local schools, shops and amenities and having good road links to Oadby, Humberstone and Evington Village. The accommodation briefly comprises porch and hallway entrance, central lounge, kitchen, three bedrooms, bathroom, W/C and conservatory. Outside there is an integral single garage with front driveway, the rear garden is private and generous having been well maintained.
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Entrance porch having hardwood windows and doors, tiled flooring and door into inner hallway. The hallway has carpet flooring, central heating radiator, pantry storage room and doors to all other rooms.

Lounge

15'11" x 12'3" (4.87 x 3.75)

Central reception room having carpet flooring, two central heating radiators, gas fireplace, sliding doors to conservatory and door to bedroom three.

Kitchen

12'10" x 9'3" (3.93 x 2.84)

Wall and base mounted cupboards with worktops over, carpet flooring, tiled walls, central heating radiator, boiler within pantry store, sink and drainer unit, plumbing for washing machine, space for freestanding gas cooker and fridge/freezer.

Conservatory

12'2" x 9'2" (3.73 x 2.81)

Brick base conservatory with upvc double glazed windows to all sides, door leading into garden, carpet flooring and central heating radiator.

Bedroom One

13'5" x 11'0" (4.11 x 3.36)

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

Bedroom Two

11'11" x 10'5" (3.64 x 3.18)

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

Bedroom Three

11'3" x 7'4" (3.43 x 2.26)

Third bedroom accessed from the lounge having carpet flooring, central heating radiator and double glazed window to the rear aspect.

Bathroom & W/C

Bathroom suite having walk in corner shower, wash hand basin and bath, vinyl flooring, tiled walls, central heating radiator, airing cupboard storage and double glazed window to the side aspect. The low level flush W/C is separate from the bathroom and has a vinyl floor with tiled walls and window to the side aspect.

Integral Garage

15'11" x 8'1" (4.87 x 2.48)

Integral single garage having electric remote control front door, lighting and power sockets.

Outside

Nicely presented frontage having off road parking for two cars and access to the garage, part lawn and mature shrub borders with side access gate. The rear garden is private and generous in size, primarily laid to lawn with paved patio area, mature shrubs and fence boundaries.

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.

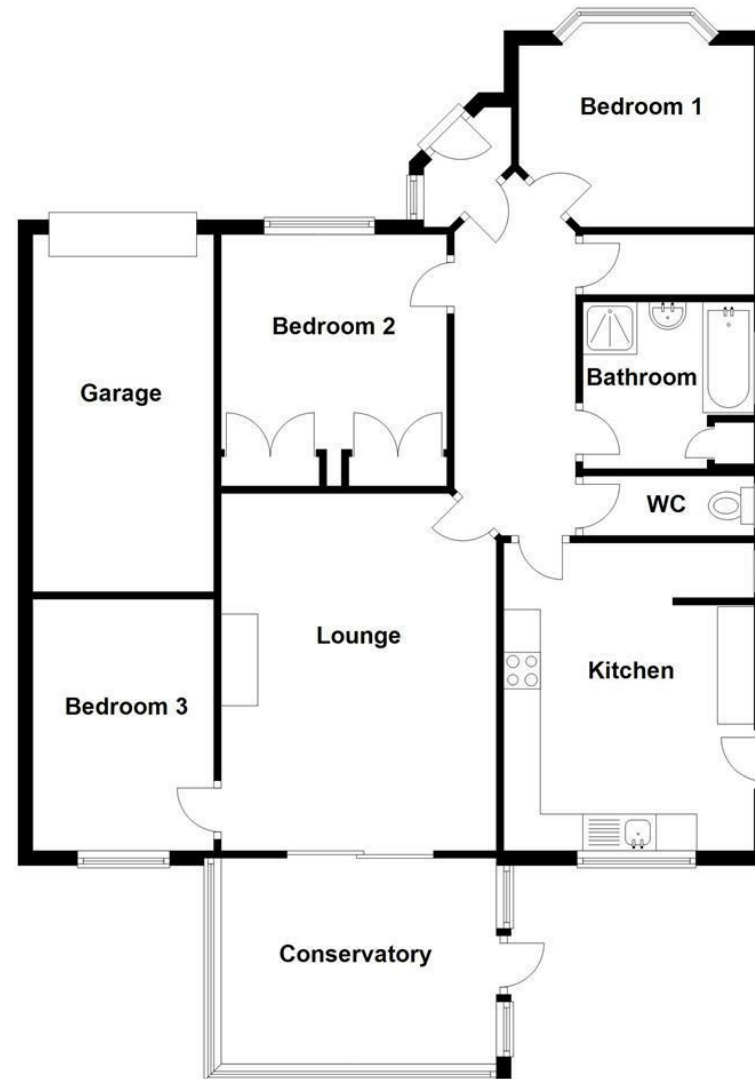
Agents Notes

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 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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



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

