



Ivanhoe Road,
Wigston, Leicestershire, LE18 4UE

NEWTONFALLOWELL 

Ivanhoe Road,
Wigston, Leicestershire, LE18 4UE
Chain Free £285,000

****Notice Of Offer - We advise that an offer has been made for the above property in the sum of £265,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.**** Offered with No Onward Chain this **THREE/FOUR BEDROOM DETACHED BUNGALOW** provides scope for reconfiguration located within a quiet cul-de-sac close to the centre of South Wigston, Leicester LE18: Newton Fallowell Oadby are pleased to offer For Sale a property offering excellent potential to either first time buyers or investors being close to many local shops, amenities and schools. The accommodation briefly comprises hallway entrance leading into a front lounge with open plan kitchen/diner. There are three/four bedrooms, bathroom and study/utility room. Outside there is a paved frontage with single garage, driveway and garden to the side and rear. Call Newton Fallowell Oadby for **FREE No Sale No Fee Sales Valuations.**

Hallway

Entrance hall with doors to all rooms and open plan to the kitchen/diner.



Lounge

16'9" x 11'10" (5.13 x 3.63)

Front reception room having central heating radiator and window to the front aspect.

Kitchen

14'7" x 10'4" (4.47 x 3.15)

Fitted kitchen with window to the rear aspect, door to the side, base and wall mounted units, gas hob and space for appliances.

Dining Space

11'1" x 10'5" (3.40 x 3.18)

Open plan to the kitchen with window to the rear aspect.

Study/Utility

6'11" x 6'2" (2.11 x 1.88)

Window to the rear aspect, central heating radiator, boiler.

Bedroom One

13'10" x 9'6" (4.24 x 2.90)

Double bedroom with central heating radiator, fitted wardrobes and window to the front aspect.

Bedroom Two

13'10" x 8'11" (4.24 x 2.72)

Double bedroom with window to the side aspect, central heating radiator.

Bedroom Three

13'3" x 9'3" (4.06 x 2.84)

Window to the rear aspect, central heating radiator.

Bedroom Four/Reception Room

10'4" x 8'11" (3.15 x 2.72)

Extended room to the rear with window to the side and central heating radiator.

Bathroom

6'11" x 6'9" (2.11 x 2.08)

Fitted suite comprising low level flush w/c, wash hand basin and bath with shower over, window to the rear aspect.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Oadby & Wigston Council - Tax Band E. 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,

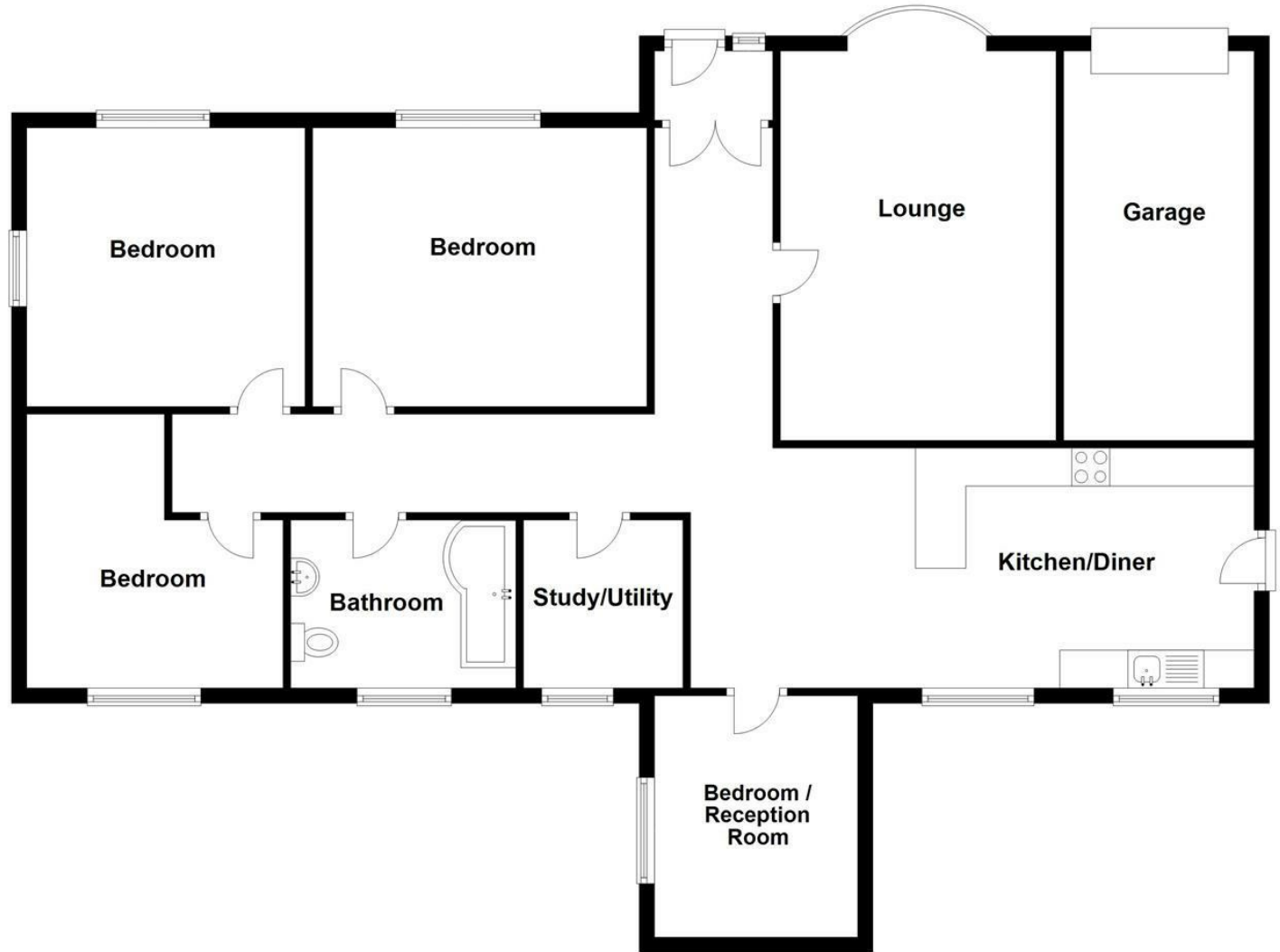


measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

Ground Floor



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



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