



Barton Close,
Wigston, Leicestershire, LE18 2JR

NEWTONFALLOWELL 

**Barton Close,
Wigston, Leicestershire, LE18 2JR
Offers Over £225,000**

Situated within a quiet cul-de-sac and offering a good size plot this THREE BEDROOM SEMI-DETACHED FAMILY HOME provides space and light with the potential to extend to the side subject to the usual permissions: Newton Fallowell Oadby are delighted to offer For Sale a nicely presented ideal first time buy opportunity being within walking distance of local schools, shops and green spaces. There are good road links into Wigston and Oadby along with surrounding villages. The accommodation briefly comprises of a hallway entrance leading into a front lounge which is open plan with the dining area with the kitchen to the rear. The first floor offers a fitted bathroom along with three bedrooms. Outside there is a single garage with driveway to the front, the rear garden offers space with a lawn area, patio and potential to extend. Offered with No Upward Chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Entrance hallway with upvc front door, carpet flooring, stairs to first floor and door through to lounge.

Lounge

12'10" x 10'11" (3.92 x 3.34)

Front reception room having carpet flooring, gas fireplace, open plan to dining area, double glazed window to front aspect.

Dining Area

11'8" x 7'8" (3.56 x 2.36)

Open plan to lounge, carpet flooring, sliding double glazed doors to the rear aspect leading into the garden, door through to kitchen, central heating radiator and under stairs cupboard storage.

Kitchen

11'7" x 5'11" (3.54 x 1.81)

Fitted kitchen having base and wall mounted cupboards, vinyl flooring, part tiled walls, stainless steel sink and drainer unit, plumbing for washing machine, freestanding gas cooker, double glazed window to side aspect and door to rear.

First Floor Landing

Landing area having carpet flooring, loft access, storage cupboard with boiler and doors to all rooms.

Bedroom One

10'11" x 8'5" (3.34 x 2.58)

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

Bedroom Two

9'6" x 8'3" (2.91 x 2.52)

Double bedroom having carpet flooring, central heating radiator, fitted wardrobe, double bedroom.

Bedroom Three

9'6" x 5'6" (2.91 x 1.68)

Double glazed window to rear aspect overlooking the garden, hardwood flooring, central heating radiator.

Bathroom

Fitted suite having bath with shower over, low level flush w/c, pedestal wash hand basin, tiled floor and fully tiled walls, central heating radiator and double glazed window to rear aspect.

Outside

Set back from the roadside the property has a small garden to the front with driveway and single garage to the side, there is a gate leading into a pleasant rear garden with patio, primarily laid to lawn with mature borders 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

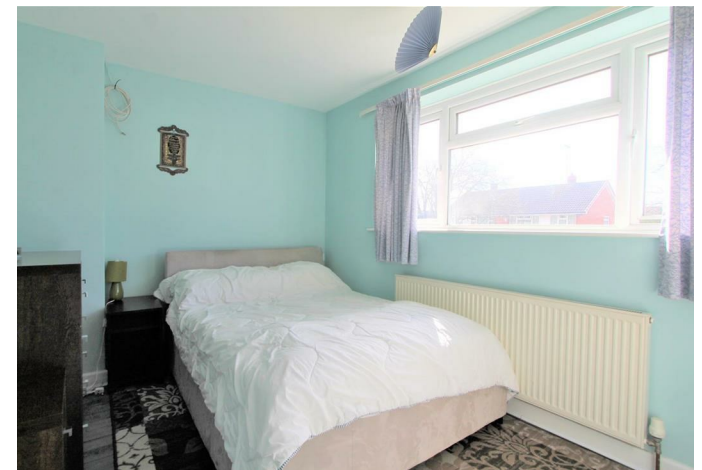
Oadby & Wigston Council - Tax Band B. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

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.

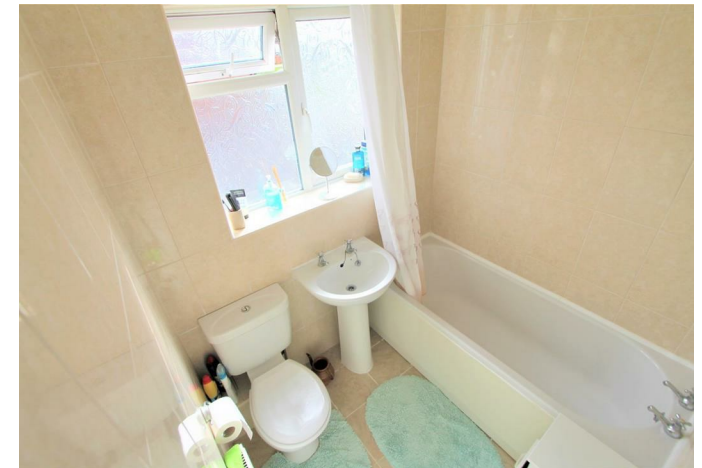




Money Laundering Regulations

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.

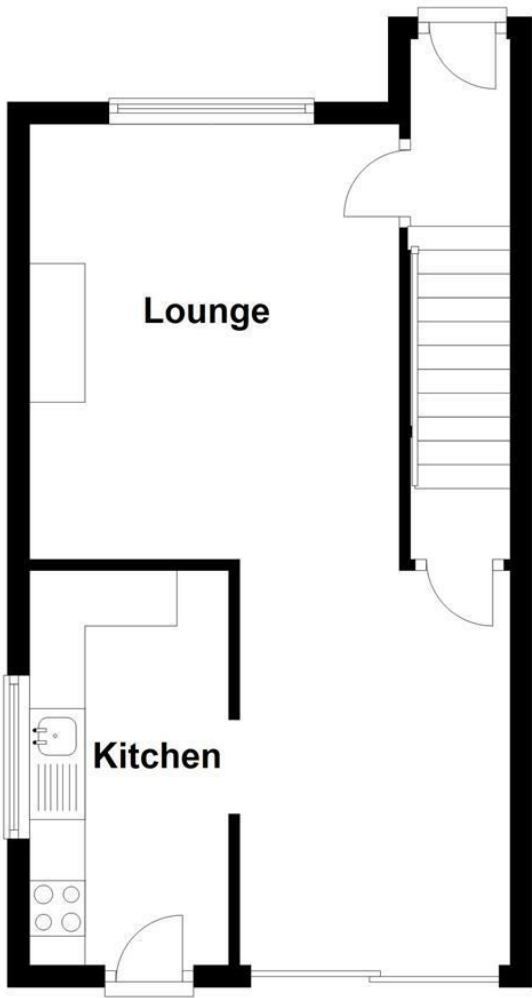
Agents Notes

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.

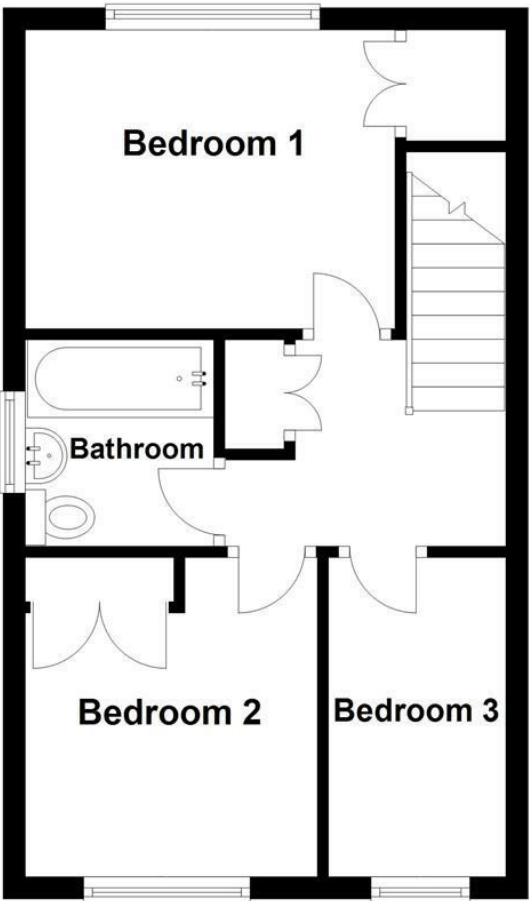


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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



First Floor



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

