



Landscape Drive,
Leicester, Leicestershire, LE5 6GA



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£475,000**

Occupying a prominent and generous plot position, this THREE DOUBLE BEDROOM DETACHED BUNGALOW offers well proportioned accommodation throughout being situated along a quiet cul-de-sac within the desirable Evington area of Leicester LE5: Newton Fallowell Oadby are pleased to offer For Sale this ideal family home being close to many highly regarded schools with local shops, amenities and places of worship in easy reach. The accommodation briefly comprises porch and hallway entrance with cloakroom w/c, there is a spacious 'L' shaped lounge/diner and adjoining fitted kitchen. There are also three double bedrooms and a family bathroom. Outside the pleasant frontage is laid to lawn with integral single garage and four car driveway. The rear garden has a private feel with spacious lawn and paved patio with property benefiting from solar panels and newly fitted combi boiler.

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Accommodation



Porch

Entrance porch for coats and shoes with door leading to central hallway.

Hallway

Central hallway having doors to all rooms, laminate flooring and central heating radiator.

Cloakroom W/C

Door from the hallway, low level flush w/c and wash hand basin.

Lounge/Diner

27'10" x 18'8" max (8.50 x 5.70 max)

Spacious and open plan 'L' shaped lounge and dining space having laminate flooring, two central heating radiators, large double glazed window to the front aspect, window to the side, door to kitchen and double glazed patio doors to the rear leading to the garden.

Kitchen

14'1" x 11'1" (4.30 x 3.40)

Fitted kitchen having wall and base mounted cupboards with worktops over, plumbing for washing machine, dryer and dishwasher, sink and drainer unit, freestanding gas oven, space for freestanding fridge/freezer, tiled flooring and part tiled walls, pantry storage, double glazed window to the rear aspect.

Inner Hallway

Inner hallway having laminate flooring and doors to all bedrooms.

Bedroom One

12'1" x 11'9" (3.70 x 3.60)

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

Bedroom Two

16'0" x 7'10" (4.90 x 2.40)

Double bedroom having central heating radiator, laminate flooring and double glazed window to the rear aspect.

Bedroom Three

12'9" x 8'10" (3.90 x 2.70)

Double bedroom having fitted wardrobe storage, laminate flooring, central heating radiator, double glazed window to the rear aspect.

Bathroom

Fitted suite comprising walk in shower, low level flush w/c, pedestal wash hand basin, tiled floor and wall, central heating radiator, double glazed window to the rear aspect.

Garage

Integral garage with up and over door to the front, lighting, power sockets, mezzanine storage and newly fitted combi boiler (August 2022).

Outside

Prominent and spacious frontage, primarily laid to lawn with driveway for approx. four cars. The side gate leads to a generous rear garden having spacious lawn, paved patio, fence and hedgerow borders having a private and quiet feel. The property also benefits from solar panels.

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 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.

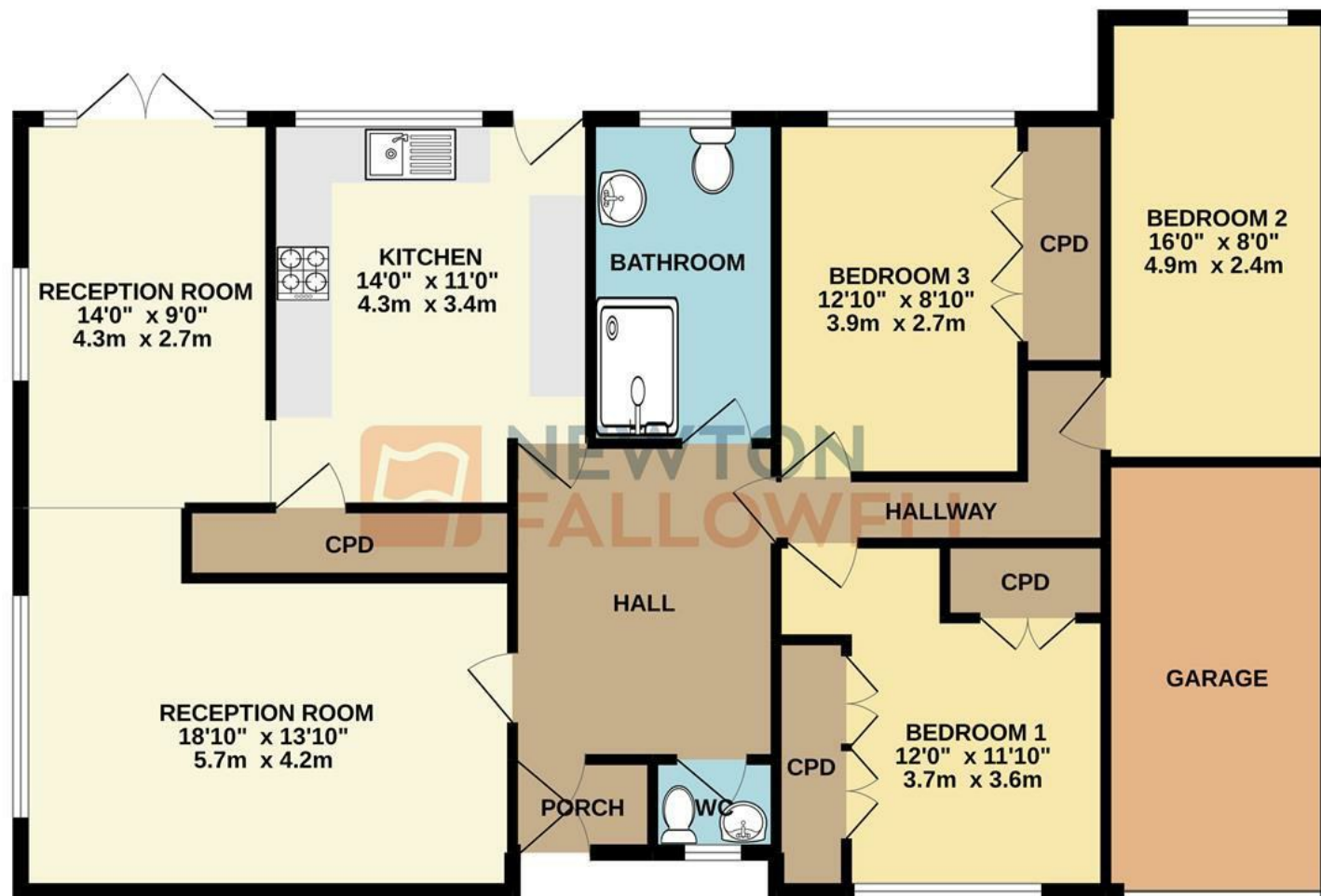
Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	81
(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	58	81
(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		

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