



Aspen Close, Great Glen
Leicester, LE8 9AN

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Offers Over £260,000**

This well presented and modern THREE BEDROOM SEMI-DETACHED FAMILY HOME is an ideal first time buy or investment opportunity offering nicely proportioned rooms throughout being located within an established development close to the village of Great Glen, Leicester LE8: Newton Fallowell Oadby are pleased to offer For Sale a property situated within a quiet residential area close to local schools, shops and amenities with excellent road links to Oadby and surrounding villages. The accommodation briefly comprises hallway entrance with cloakroom w/c, lounge/diner and fitted kitchen to the ground floor. The first floor has two double bedrooms, further third bedroom and family bathroom. Outside there is a two car driveway with gate to the rear garden having paved patio space.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Entrance hallway having laminate flooring, central heating radiator, boiler cupboard, shoe cupboard, doors to all rooms and stairs to first floor.

Cloakroom W/C

7'0" x 4'6" (2.14 x 1.39)

Ground Floor cloakroom having low level flush w/c, pedestal wash hand basin with tiled splashback, vinyl flooring, central heating radiator and double glazed window to the side aspect.

Lounge/Diner

17'0" x 12'5" (5.20 x 3.81)

Spacious lounge and dining space having double glazed patio doors to the rear aspect, laminate flooring and central heating radiator.

Kitchen

9'5" x 9'3" (2.89 x 2.84)

Fitted kitchen having wall and base mounted units with worktops over, gas hob with oven and extractor hood, stainless steel sink and drainer, plumbing for washing machine, space for freestanding fridge/freezer, vinyl flooring, double glazed window to the front aspect.

First Floor Landing

Landing area having carpet flooring, central heating radiator, loft access being boarded and doors to all rooms.

Bedroom One

17'2" x 10'4" max (5.24 x 3.17 max)

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

Bedroom Two

11'5" x 10'0" (3.50 x 3.06)

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

Bedroom Three

9'1" x 6'9" (2.77 x 2.06)

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

Bathroom

Fitted suite comprising bath with shower over and glass screen, low level flush w/c, pedestal wash hand basin, vinyl flooring, tiling around the bath, extractor fan, central heating radiator and double glazed window to the side aspect.

Outside

Low maintenance frontage having two car driveway to the side with gate. The rear garden is primarily laid to lawn with paved patio and fenced 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

Harborough District 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.

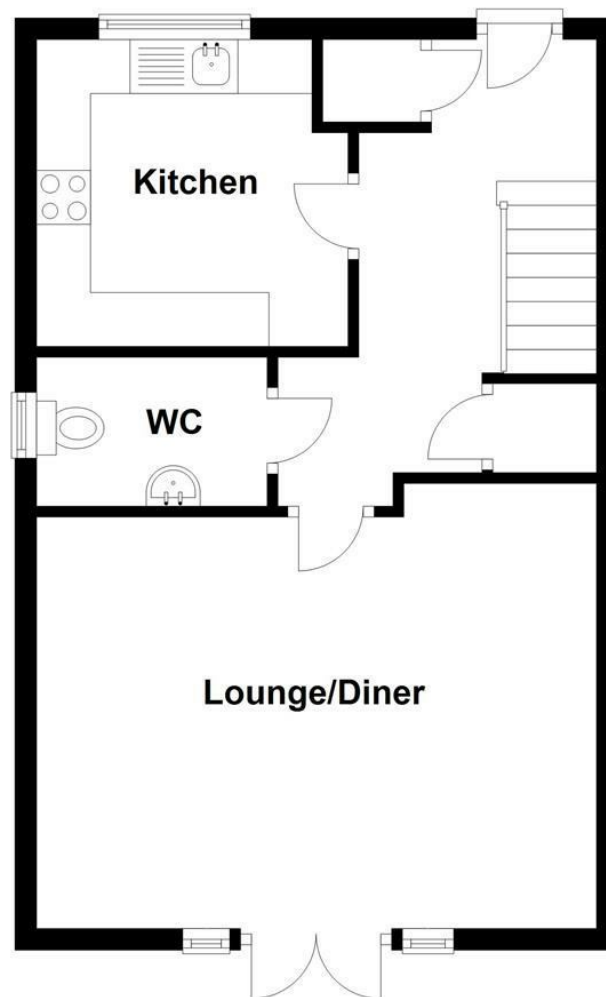
Agents Notes

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.

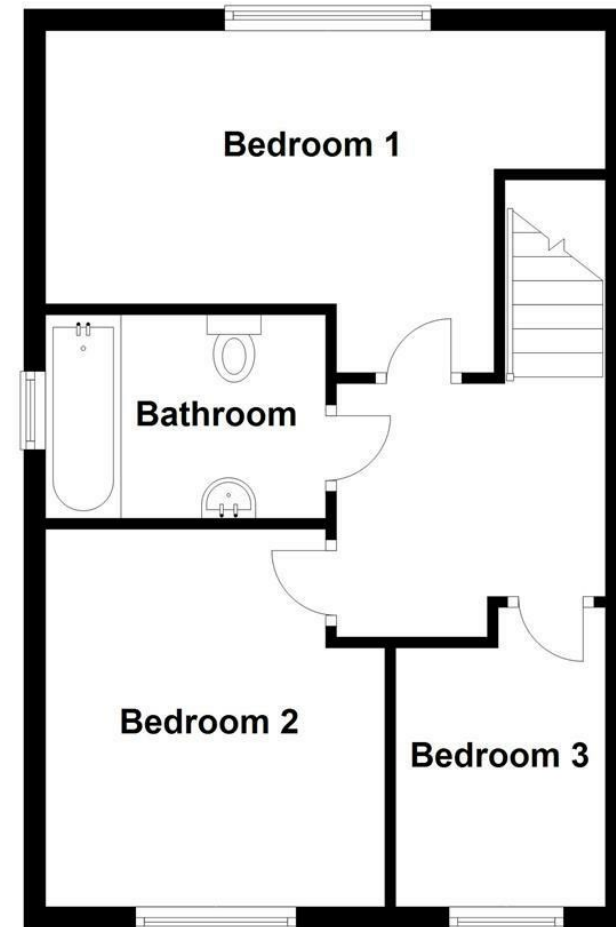


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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



First Floor



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

