



Lansdowne Grove,
Wigston, Leicestershire, LE18 4LX

NEWTONFALLOWELL 

**Lansdowne Grove,
Wigston, Leicestershire, LE18 4LX
Chain Free £165,000**

Offering an ideal first time buy or investment opportunity this TWO DOUBLE BEDROOM MID TERRACE HOME is situated within walking distance of South Wigston, Leicester LE18, with many local shops, amenities and recreational spaces along with major supermarkets in easy reach. Newton Fallowell Oadby are pleased to offer For Sale this nicely presented property having excellent road links to Oadby, Blaby and Wigston along with many local schools. The accommodation briefly comprises of a hallway entrance leading into the front lounge with kitchen to the rear. The first floor offers two double bedrooms and bathroom. Outside there is a low maintenance frontage with shared side access leading into the garden with patio area and outbuilding storage. Offered with No Upward Chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Hallway

Entrance hall with carpet flooring, central heating radiator, stairs to first floor, upvc front and door and access to the lounge.



Lounge

11'1" x 10'8" (3.40 x 3.26)

Front reception room having double glazed bay window to the front aspect, carpet flooring, central heating radiator and door to kitchen.

Kitchen

11'3" x 10'1" (3.43 x 3.09)

Fitted kitchen with base and wall mounted cupboards, space for gas cooker, plumbing for washing machine, stainless steel sink and drainer unit, vinyl flooring, part tiled walls, under stairs storage, open pantry store, combi boiler, central heating radiator, door and window to the rear aspect.

First Floor Landing

Landing area having carpet flooring, loft access and doors to all rooms.

Bedroom One

12'10" x 11'3" (3.92 x 3.45)

Double bedroom with fitted wardrobe storage, carpet flooring, central heating radiator, two double glazed windows to the rear aspect.

Bedroom Two

11'3" x 11'0" (3.43 x 3.37)

Double glazed window to the front aspect, built in wardrobe storage, central heating radiator, carpet flooring, double bedroom.

Bathroom

Bathroom suite comprising low level flush w/c, pedestal wash hand basin, bath with shower over, vinyl flooring, part tiled walls, central heating radiator, cupboard storage and window to the rear aspect.

Outside

The property offers a paved frontage with brick boundary wall, the shared side access leads to the rear garden, primarily laid to lawn, patio area and fence boundaries, there is also an outside store.

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 A. 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.

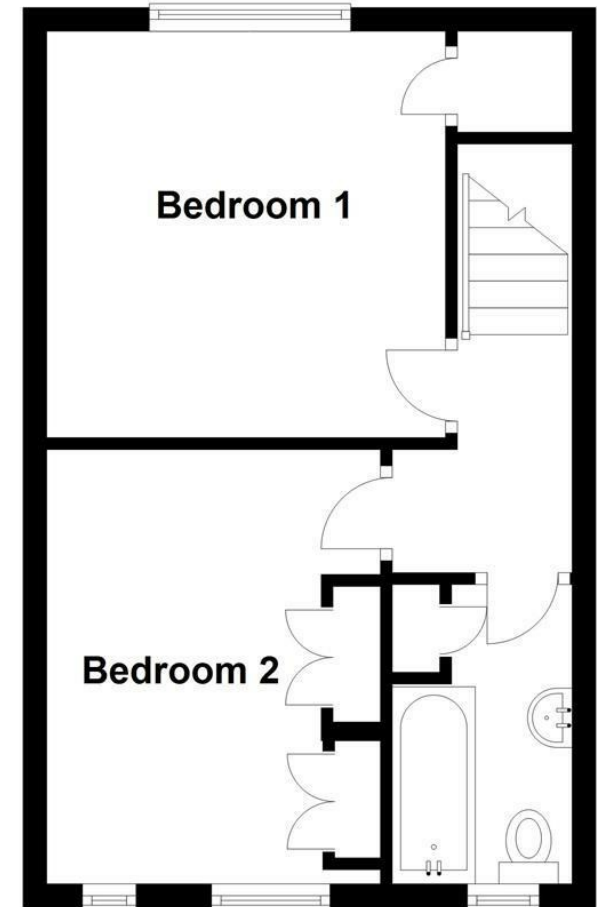


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.



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