



Homeway Road,
Leicester, Leicestershire, LE5 5RH

NEWTONFALLOWELL 

**Homeway Road,
Leicester, Leicestershire, LE5 5RH
Chain Free £340,000**

Offered with the benefit of No Upward Chain this well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME is an ideal first time buyer opportunity situated within the popular Evington area of Leicester LE5 and being within easy reach of Oadby, Knighton and Leicester City Centre: Newton Fallowell Oadby are pleased to offer For Sale this well proportioned and spacious property being close to many well regarded schools along with local shops, amenities and recreational spaces. The accommodation briefly comprises of a hallway entrance leading into a front lounge, there is a sitting room and kitchen to the rear along with an large conservatory extension ideal for family dining. The first floor offers two double bedrooms, a further third bedroom, family bathroom and additional W/C. Outside there is a low maintenance frontage with side lean-to providing dry storage space with gate to the rear leading into the large garden.

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

Accommodation



Hallway

Porch entrance leading into the main hallway having carpet flooring, central heating radiator, stairs to first floor and doors to kitchen and reception rooms.

Lounge

13'10" x 12'11" into bay (4.22 x 3.96 into bay)

Front reception room having a spacious feel with laminate flooring, gas fireplace, central heating radiator and double glazed bay window to the front aspect.

Sitting Room

12'11" x 11'6" (3.95 x 3.51)

Second reception room having sliding doors leading into the conservatory, carpet flooring, central heating radiator and gas fireplace.

Kitchen

10'1" x 7'8" (3.09 x 2.36)

Fitted kitchen having base and wall mounted storage cupboards, tiled floor and part tiled walls, space for fridge/freezer, freestanding gas cooker with extractor hood over, plumbing for washing machine, stainless steel sink and drainer unit, pantry storage, spot lights to ceiling, door to side and double glazed windows to the rear and side aspects.

Conservatory

17'6" x 11'9" (5.34 x 3.59)

Spacious and light conservatory with high roofline, double glazed windows to the rear aspect overlooking the garden, door to the side, ceiling fan and light, laminate flooring.

First Floor Landing

Landing area having carpet flooring, loft access, double glazed window to the side aspect and doors to all rooms.

Bedroom One

14'4" x 12'0" into bay (4.38 x 3.68 into bay)

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

Bedroom Two

12'11" x 11'4" (3.95 x 3.47)

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

Bedroom Three

8'5" x 7'5" (2.58 x 2.27)

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

Bathroom & W/C

Family bathroom comprising of a walk in shower, low level flush w/c, pedestal wash hand basin, heated towel rail, tiled floor and fully tiled walls, boiler cupboard storage, extractor fan and double glazed window to the rear aspect. There is an additional W/C adjoining the bathroom.

Outside

Low maintenance frontage with side access lean-to offering additional storage space with gate to the rear leading into the large and well presented rear garden, primarily laid to lawn with fence boundaries, paved footpath and shed storage.

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 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.

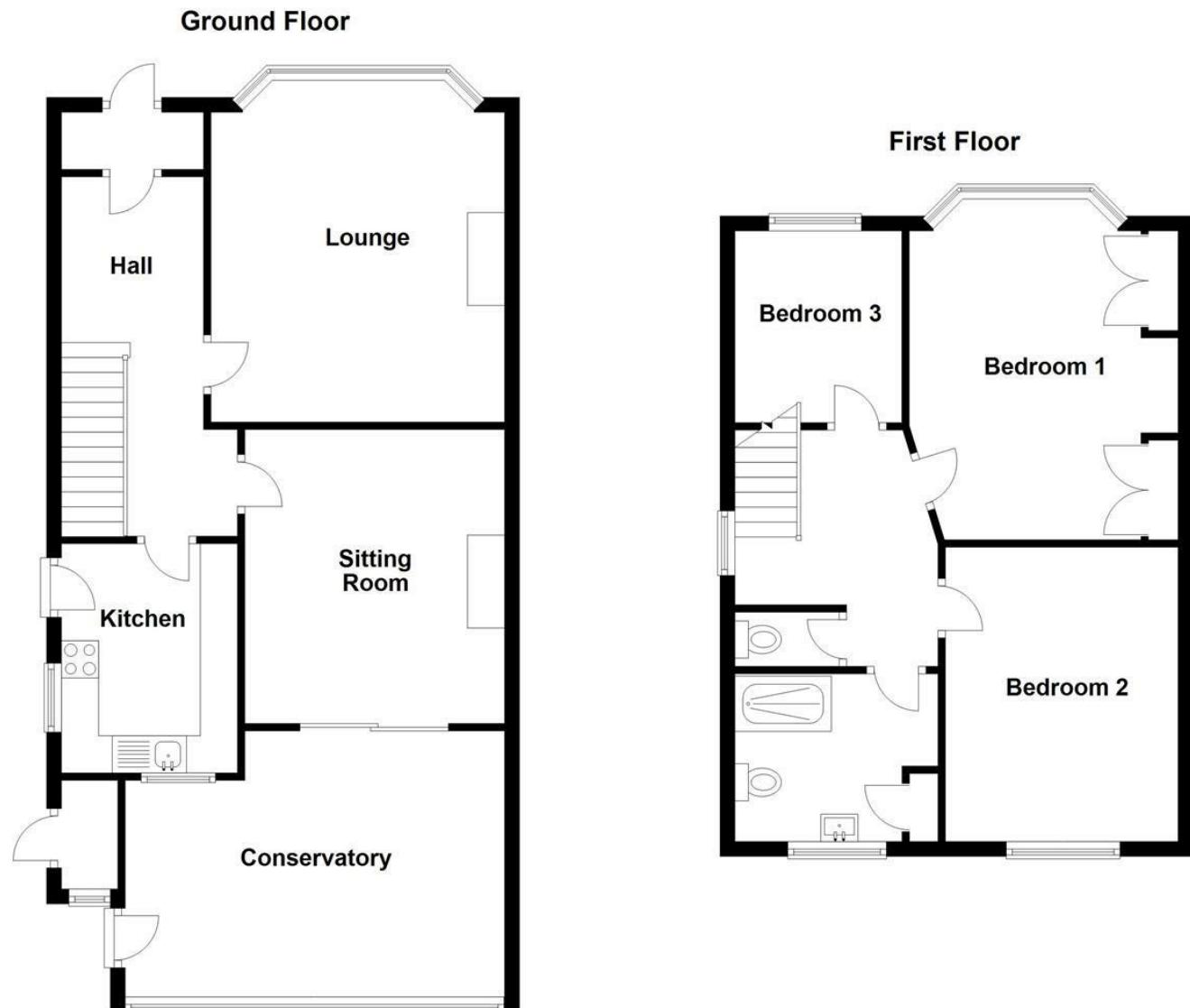
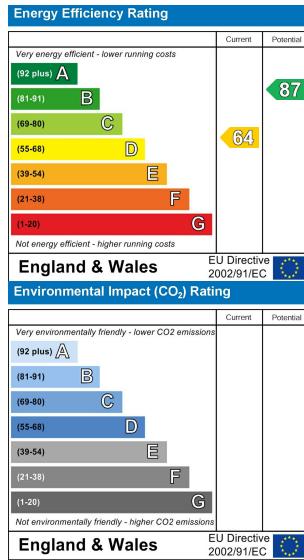
Agents Notes

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.









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

