



Ellwood Close,
Leicester, Leicestershire, LE5 4NX

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE5 4NX
£225,000

This THREE BEDROOM SEMI-DETACHED FAMILY HOME offers an ideal first time buy or investment opportunity being situated within a quiet cul-de-sac, close to Leicester General Hospital and within easy reach of local schools, shops and recreational spaces: Newton Fallowell Oadby are pleased to offer For Sale this well presented home within the Evington area of Leicester LE5, having excellent road links to Humberstone, Oadby and Evington Village. The accommodation briefly comprises of a hallway entrance leading into a front lounge with fitted kitchen/diner to the rear. The first floor has three bedrooms with a family bathroom. Outside there is a low maintenance frontage with driveway and carport to the side, the rear garden has a patio area and lawn.

Offered with No Upward Chain.

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

Accommodation



Hallway

Hallway entrance having upvc front door, stairs to first floor, laminate flooring, central heating radiator and door to lounge.

Lounge

15'11" x 10'5" (4.86 x 3.20)

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

Kitchen/Diner

13'9" x 9'1" (4.21 x 2.78)

Fitted kitchen having base and wall mounted storage cupboards, stainless steel sink and drainer, gas hob, oven with extractor hood over, plumbing for washing machine, boiler, under stairs pantry storage, double glazed window and door to the rear aspect, tiled floor and part tiled walls, central heating radiator.

First Floor Landing

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

Bedroom One

13'9" x 9'3" (4.21 x 2.82)

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

Bedroom Two

10'0" x 6'10" (3.06 x 2.10)

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

Bedroom Three

6'11" x 6'7" (2.11 x 2.01)

Carpet flooring, central heating radiator and double glazed window to the front aspect.

Bathroom

Fitted bathroom suite comprising low level flush w/c, vanity wash hand basin, bath with shower over, tiled floor and walls, heated towel rail, extractor fan and double glazed window to the side aspect.

Outside

There is a low maintenance frontage with driveway leading to a carport to the side for storage or additional parking, the rear garden is primarily laid to lawn with patio area 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

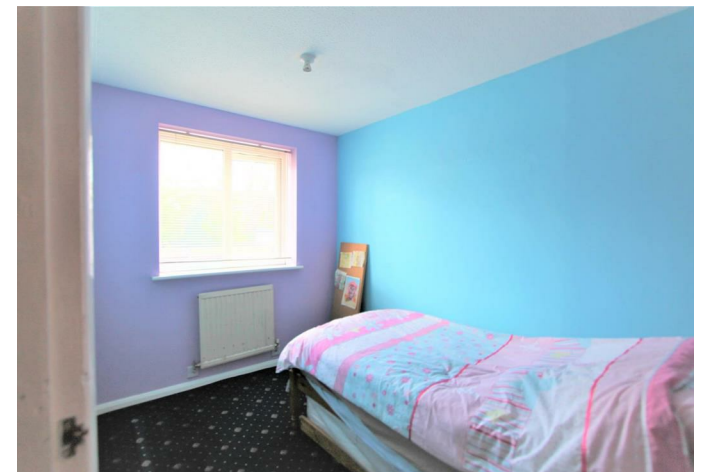
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

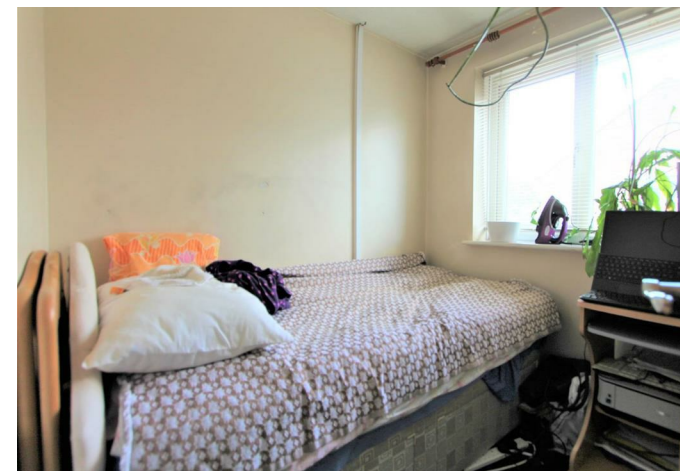
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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

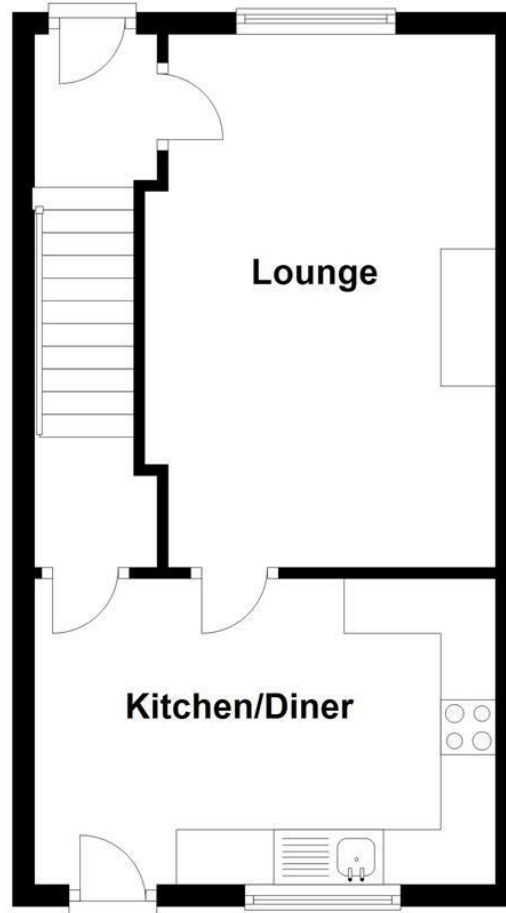


not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, 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 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.

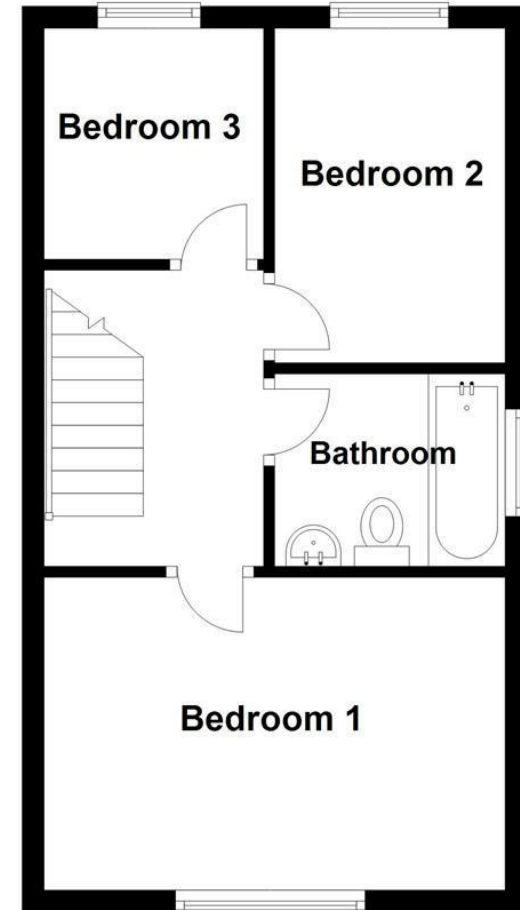


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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