



## Wanlip Lane, Birstall

Leicester, Leicestershire, LE4 4GF

£269,950



Extended to the rear, fall in love with this three bedroomed semi detached house situated within walking distance to local schooling, perfect for growing families. Benefiting from gas central heating, the accommodation includes an entrance hall, lounge, enlarged kitchen diner and bathroom. Upstairs you will find three well proportioned bedrooms. The plot allows for off street parking to the front with access to a larger than average garden at the rear. Conveniently located for access to major road links, an early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor and a door leading to the:

#### Lounge

**12'8" x 13'11" max (3.88m x 4.26m max)**

Offering a window to the front elevation, carpet flooring, built in storage into the eaves and a door leading to the:

#### Kitchen Diner

**18'9" max x 14'1" not into alcove (5.72m max x 4.31m not into alcove )**

Enlarged by an extension to the rear and affording plenty of space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, range cooker with fitted extractor hood above and an integrated fridge freezer and washing machine. With a built in pantry cupboard with shelving and characterful tiled flooring, built in cupboard into the alcove, central heating radiator, tiled flooring, rear elevation window, side access door and a door leading to the bathroom.

#### Bathroom

**9'11" x 6'3" (3.03m x 1.93m)**

Fitted with a three piece suite comprising a bath with shower over, wash hand bowl with storage beneath and wc, all with complementary tiled surrounds. There is also tiled flooring, column panel radiator and a rear elevation window.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, side elevation window and a hatch to the loft space.

#### Bedroom One

**9'10" x 14'1" not into robe (3.02m x 4.31m not into robe)**

A double room offering a window to the front elevation, with carpet flooring, central heating radiator and a built in wardrobe.

#### Bedroom Two

**11'0" x 8'11" max (3.36m x 2.73m max)**

With a window to the rear elevation, wood effect flooring and a central heating radiator.

#### Bedroom Three

**7'11" x 8'0" (2.43m x 2.45m)**

With a window to the rear elevation, central heating radiator, carpet flooring and a Glow-worm central heating boiler.

#### Outside

The plot offers a driveway to the front providing off road parking and with steps rising to the front door. Gated access to the side leads to a larger than normal garden firstly offering a paved area adjacent to the accommodation ideal for outdoor entertaining. With gravelled and lawn areas, fencing to boundaries and shed.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

#### Viewing Arrangements

Viewings are strictly by appointment only.

#### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

#### Money Laundering

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 Note

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.

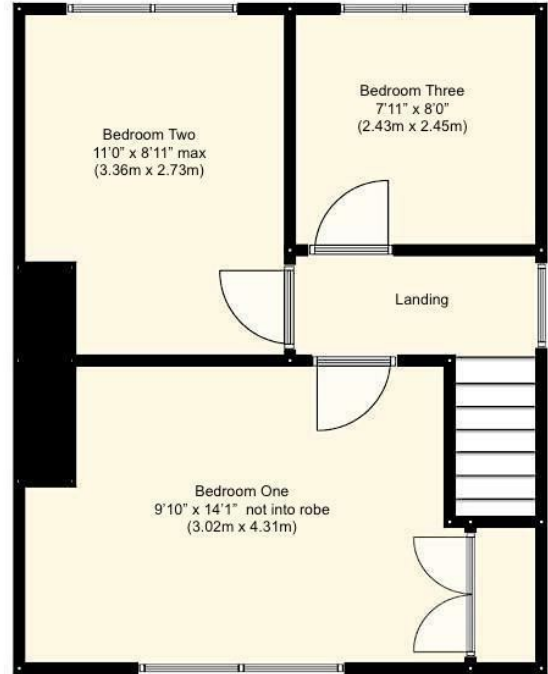
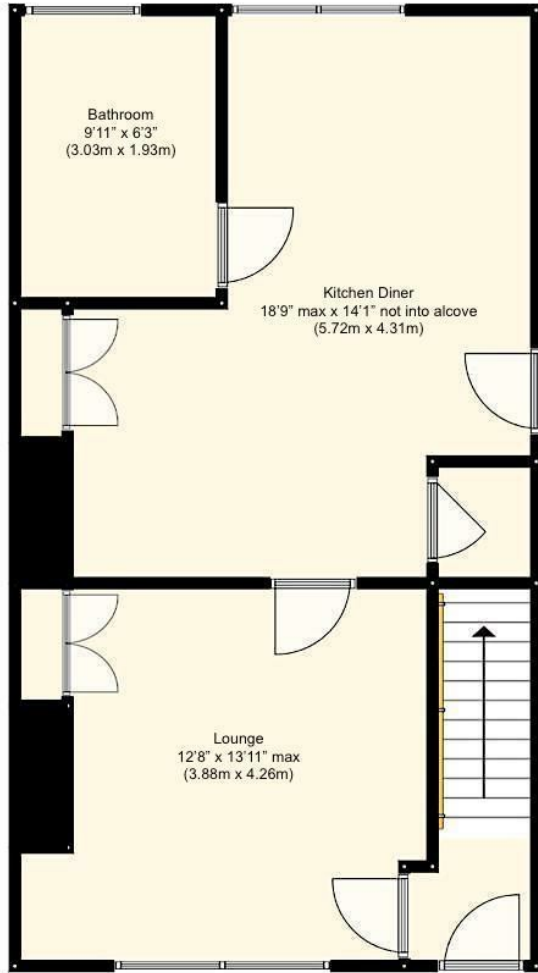
#### Referrals

Newton Fallowell and our partners provide a range of

services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

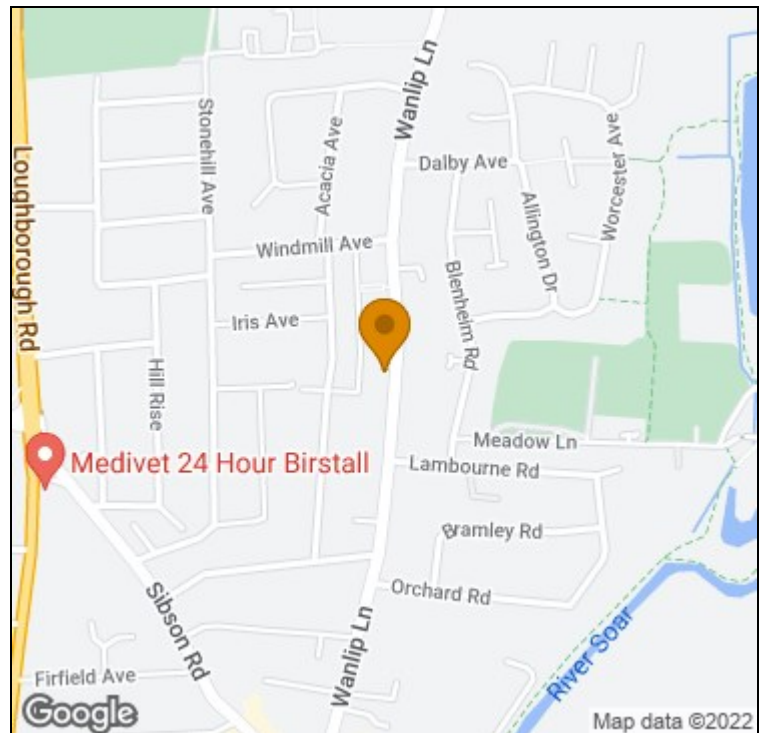
#### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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