



Ashmead Crescent, Birstall
Leicester, Leicestershire, LE4 4GS

NEWTONFALLOWELL 

Ashmead Crescent, Birstall

Leicester, Leicestershire, LE4 4GS

Offers In Excess Of £285,000

Offered to the market with no upward chain, fall in love with this three bedroom semi detached home occupying a sought after family friendly cul de sac position within walking distance to local schooling. Boasting lots of potential for renovation and extension subject to necessary consent, the gas centrally heated layout includes an entrance porch and hall, lounge, dining room, kitchen and garden room. Upstairs you will find three bedrooms, bathroom and separate wc. Situated on the fringes of Birstall backing onto Watermead Country Park, externally there is a driveway providing off road parking leading to a single garage, with front and rear lawned gardens. An early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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			



Accommodation

Glazed front entrance door opens into the:

Entrance Porch

Providing the perfect place for your coats and shoes, there is dual aspect glazing and a door leading to the:

Entrance Hall

With a staircase rising to the first floor, wood effect flooring, central heating radiator and a built in cupboard. A door leads to the:

Lounge

12'3" x 15'7" (3.73m x 4.75m)

Positioned around a feature fireplace, the primary reception space offers a window to the front elevation. With built in shelving, two wall lights, TV point, central heating radiator and carpet flooring. Doors lead to the:

Dining Room

10'8" x 9'6" (3.25m x 2.90m)

Perfect for formal dining, the second reception room offers a window to the rear elevation, built in storage, central heating radiator and carpet flooring. A door leads to the:

Kitchen

10'6" x 9'3" (3.20m x 2.82m)

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, space for cooker and space for under counter appliances. With a built in pantry with shelving, central heating radiator and a rear elevation window. A door leads to the:

Garden Room

10'5" max x 8'0" (3.18m max x 2.44m)

With dual aspect glazing, side access door, rear access door and a door to the garage.

Garage

approx 19' x 7'10" (approx 5.79m x 2.39m)

With light, power and a door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with a built in storage cupboard housing 'Glow-worm' boiler, carpet flooring, built in storage and a hatch to the loft space.

Bedroom One

11'7" x 11'9" into robes (3.53m x 3.58m into robes)

A double room enjoying the use of built in wardrobes, with a window overlooking the cul de sac, carpet flooring and a central heating radiator.

Bedroom Two

8'7" x 11'1" not into robes (2.62m x 3.38m not into robes)

A second double room boasting views of the lawned rear garden, with a central heating radiator, carpet flooring and built in storage.

Bedroom Three

7'10" x 6'10" max (2.39m x 2.08m max)

With built in storage, wood effect flooring, central heating radiator and a window to the front elevation.

Bathroom

5'6" x 4'5" (1.68m x 1.35m)

Fitted with a two piece suite comprising a bath and wash hand basin, with complementary tiled surrounds, central heating radiator and a window to the rear elevation.

Separate WC

With a WC and a window to the side elevation.



Outside

Occupying a cul de sac position, the plot offers a lawned garden to the front aspect with a driveway affording off-road parking space with secure side access leading to the rear. A particular selling feature of the accommodation is the larger than normal mainly laid to lawn rear garden not overlooked from beyond and backing onto the popular Watermead Country Park. There is also a covered patio area adjacent to the accommodation ideal for outdoor sitting.

Tenure & Council Check

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C. 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 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.

Referrals

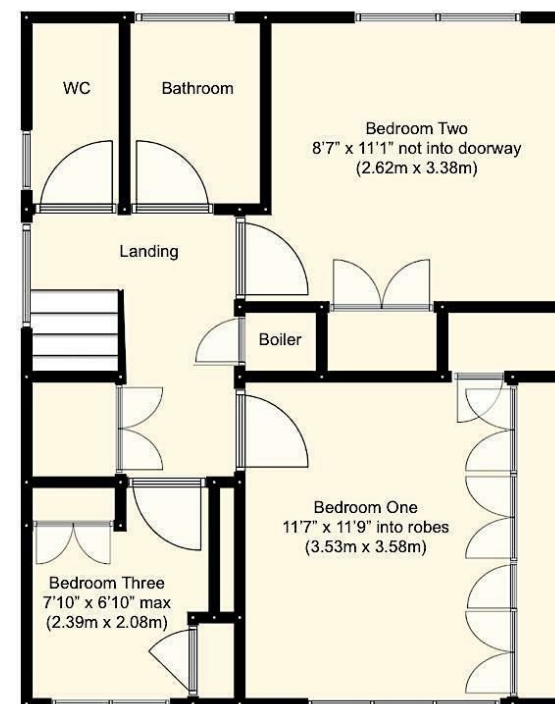
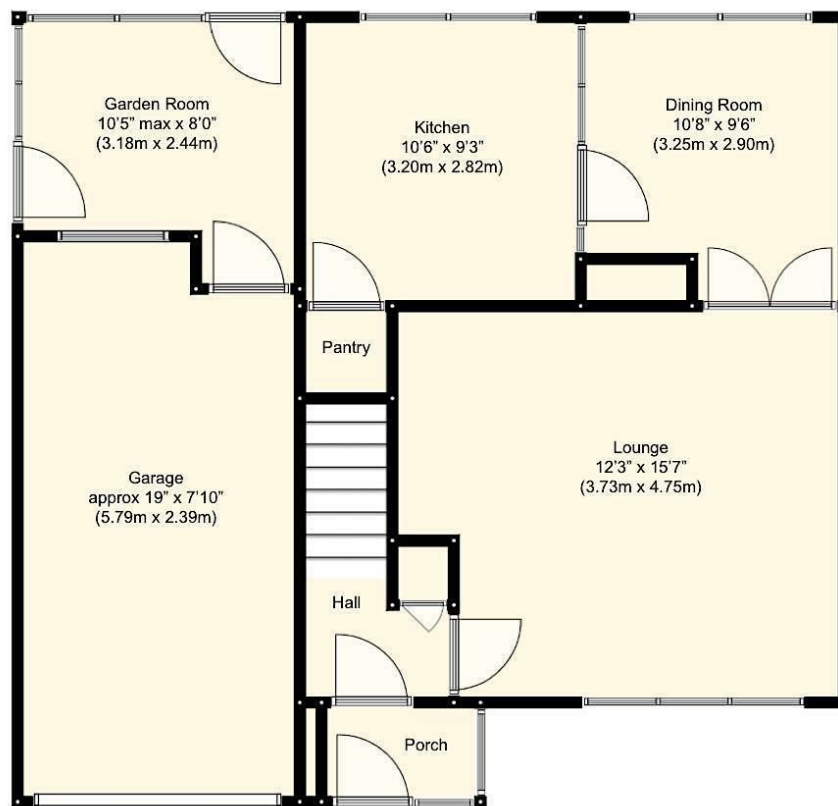
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.







t: 01163440110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk



