



Cameron Avenue,  
Leicester, Leicestershire, LE4 7QL



# Cameron Avenue, Leicester, Leicestershire, LE4 7QL £389,950

Enjoying a loft conversion and extension to the rear, walk in and be surprised by this four bedroom traditional mid town house situated in the popular area of Belgrave. The gas centrally heated and alarmed layout includes an entrance porch and hall, two reception rooms, enlarged modern breakfast kitchen, further reception room and a downstairs shower room. Upstairs are three bedrooms and a bathroom, with a further staircase to the main bedroom with an en-suite and walk in storage area. Occupying a cul de sac position, there is parking to the front with a low maintenance garden at the rear. Situated within walking distance to a range of local amenities available on Melton Road, an early viewing is strongly recommended to avoid disappointment.

## Accommodation

Front entrance door opens outwards to provide access into the:

### Entrance Porch

With a dual aspect glazing, central heating radiator and a door leading to the:

### Entrance Hall

Presented with wood effect flooring, the entrance hall gives access to some of the ground floor accommodation. With a staircase rising to the first floor, built in cupboard with a folding door and a column radiator.

### Lounge

13'1" not into bay x 12'7" (3.99m not into bay x 3.85m)

Enjoying a walk in bay window to the front elevation allowing ample natural light, the primary reception room is presented with wood effect flooring. With neutral decor, spotlighting, contemporary radiator and a useful storage cupboard under the stairs. A door leads to the:

### Dining Room

10'10" x 10'7" (3.31m x 3.25m)

Perfect for formal dining, the second reception offers two central heating radiators, wood effect flooring and spotlighting. Folding doors lead to the:



### Enlarged Breakfast Kitchen

11'3" x 14'4" (3.45m x 4.39m)

A particular selling feature of the accommodation is the extended contemporary breakfast kitchen fitted with a range of wall mounted and base units with complementary Quartz work surfaces over and unit lighting. Features include an inset 1.5 sink with flexi tap and countertop drainer, 'Neff' oven, upgraded 'Neff' microwave, 'Bosch' five ring gas hob, 'Zanussi' hood, integrated 'CDA' fridge freezer and a built in washing machine. Enjoying the use of a breakfast bar, there is a window to the side elevation, spotlighting, tiled flooring, central heating radiator and side access door. A door leads to the:

### Extended Reception Room

8'10" x 12'1" (2.70m x 3.69m)

Created by an extension to the rear and providing additional living space, there is wood effect flooring, contemporary radiator, rear elevation window and a rear access door to the garden. This space would be ideal for use as a snug, playroom or use as an office/work space.

### Downstairs Shower Room

8'0" x 5'3" (2.44m x 1.61m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a concealed wall mounted central heating boiler, heated towel rail, spotlighting and side elevation window.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a further staircase rising to the loft bedroom.

### Bedroom Two

9'10" x 8'7" not into robes (3.00m x 2.63m not into robes)

A neutrally decorated double room featuring built in wardrobes, wood effect flooring, central heating radiator and a window to the front elevation.

### Bedroom Three

10'11" x 10'7" (3.33m x 3.25m)

Another double room offering built in wardrobes, window to the rear elevation, central heating radiator and wood effect flooring.

### Bedroom Four

16'0" x 6'11" (4.88m x 2.13m)

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

### Family Bathroom

7'9" x 4'9" (2.38m x 1.45m)

Fitted with a modern three piece suite comprising a bath with shower attachment and screen, wash hand basin and wc, with complementary tiled walls and flooring. There is also a heated towel rail, rear elevation window and spotlighting.

### Second Floor Landing

A door leads to the:

### Bedroom One

10'9" x 14'5" not into robes (3.28m x 4.41m not into robes)

A larger than normal double room featuring built in wardrobes, two rear elevation windows, contemporary radiator and wood effect flooring. There is also a walk in storage area. A door leads to the:



### En-suite Shower Room

6'1" x 5'5" (1.86m x 1.66m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a heated towel rail, velux window and extraction fan.

### Outside

Occupying a cul de sac position, the plot offers a driveway to the front providing off road parking. Shared gated access to the side leads to a low maintenance paved garden with fencing to boundaries and an outbuilding which has the potential to be transformed into a home office or games room.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. 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

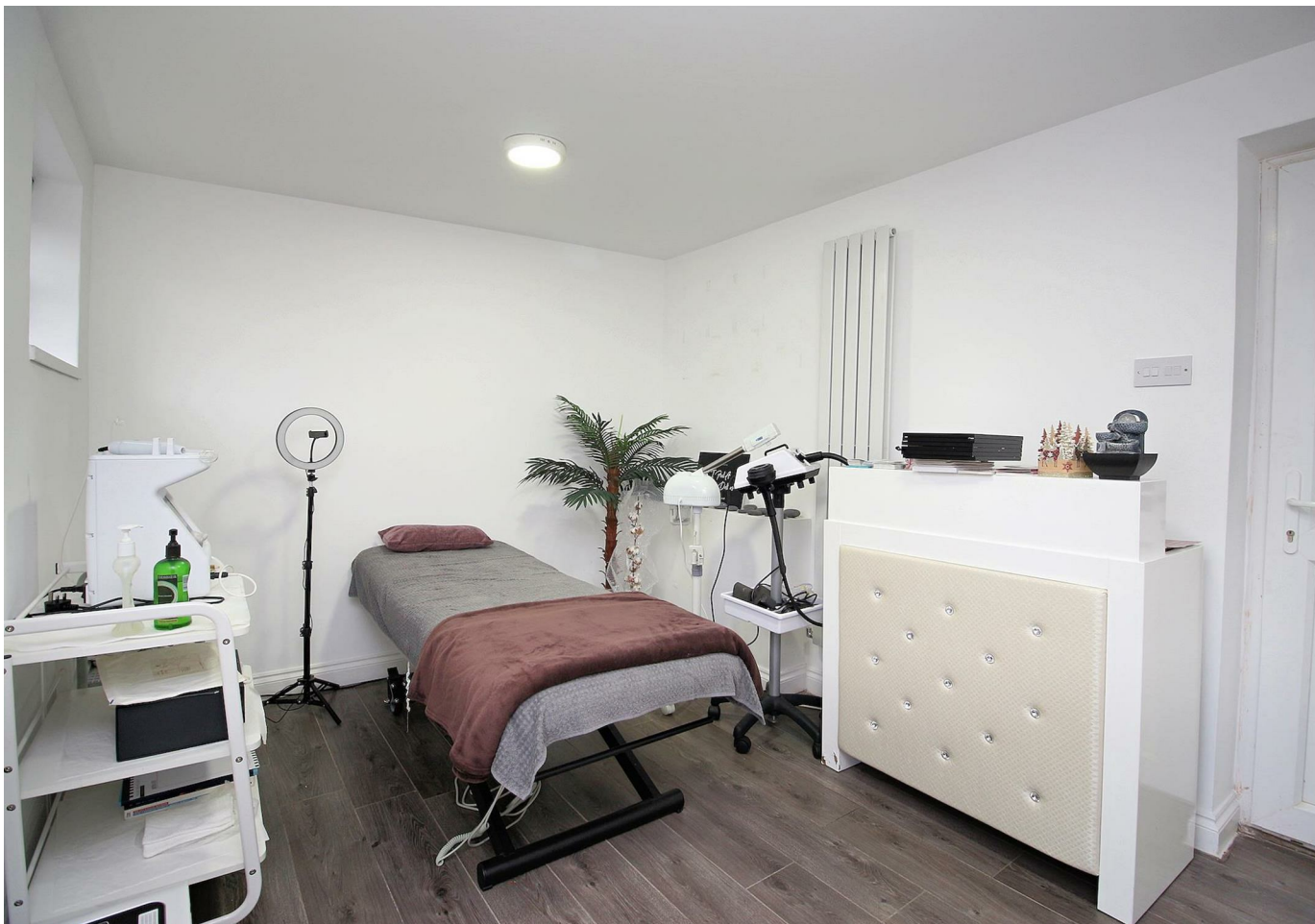
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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>		
(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		
England & Wales		EU Directive 2002/91/EC

