



## Bleasby Close, Off Barkbythorpe Road

Leicester, Leicestershire, LE4 9NG

Offers In Excess Of £290,000



Having been occupied by the same owner since built, fall in love with this three bedroom family home occupying a cul de sac position. Benefiting from gas central heating and cavity wall insulation, the layout includes an entrance porch, ground floor wc, lounge, kitchen diner, first floor landing, three bedrooms (main bedroom with en-suite) and a bathroom. The plot offers a driveway to the front leading to a single garage, with front and rear lawned gardens. Having had previous approved planning permission for a two storey extension to the side and a single storey extension to the rear, an early viewing is highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With carpet flooring, central heating radiator, door to the lounge and a door to the:

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath. There is also a central heating radiator, window to the front elevation and carpet flooring.

#### Lounge

**17'6" x 11'5" (5.33m x 3.48m)**

Offering a window to the front elevation, carpet flooring, central heating radiator and a door to the a concealed staircase rising to the first floor. A door leads to the:

#### Kitchen Diner

**9'0" x 14'5" (2.74m x 4.39m)**

Affording space for a table and chairs, the full width kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over. Features include a built in oven with four ring gas hob over and extraction hood above, inset sink and drainer with mixer tap and space for appliances. With a window to the rear elevation, useful storage cupboard, central heating radiator and wood effect flooring. French doors open out into the garden.

#### First Floor Landing

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

#### Bedroom One

**11'4" not into robes x 8'4" (3.45m not into robes x 2.54m)**

A double room offering a window to the front elevation, carpet flooring, central heating radiator and built in wardrobes. A door leads to the:

#### En-suite Shower Room

**4'4" x 8'4" (1.32m x 2.54m)**

Fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and shelving and a wc, with carpet flooring, central heating radiator and a window to the side elevation.

#### Bedroom Two

**10'5" x 8'5" max (3.18m x 2.57m max)**

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

#### Bedroom Three

**8'7" x 5'8" (2.62m x 1.73m)**

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

#### Bathroom

**5'5" x 6'2" (1.65m x 1.88m)**

Fitted with a three piece suite comprising a bath with 'Triton' shower over, wash hand basin with storage and a wc, with a central heating radiator, rear elevation window, carpet flooring and a shaver point.

#### Outside

Occupying a family friendly cul de sac position, the plot offers a driveway to the front providing off road parking and giving access to the garage. To the rear is an enclosed garden which is mainly laid to lawn. There is a patio area adjacent to the accommodation ideal for outdoor entertaining.

#### Garage

**17'7" x 8'9" (5.36m x 2.67m)**

With light, power, up and over door and a rear access door.

#### Planning Permission

Planning permission was previously granted in 2012 for a two storey extension to the side as well as a single storey extension to the rear. Please get in touch for more information.

#### Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion.

Lease Term: 125 Years From 1 May 1984. The seller has advised that she pays £25.00 ground rent every 3 months.

Leicester City 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

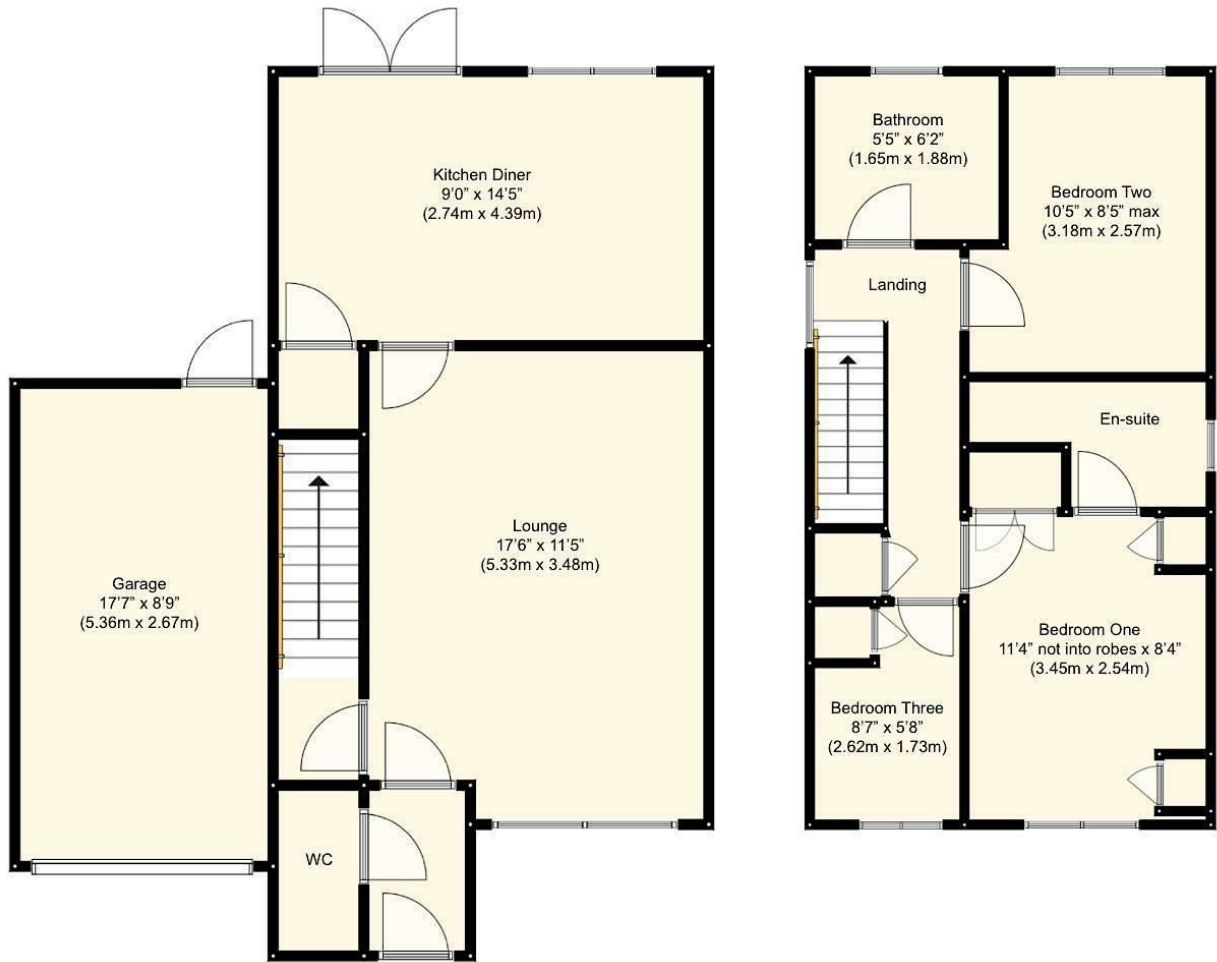
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if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

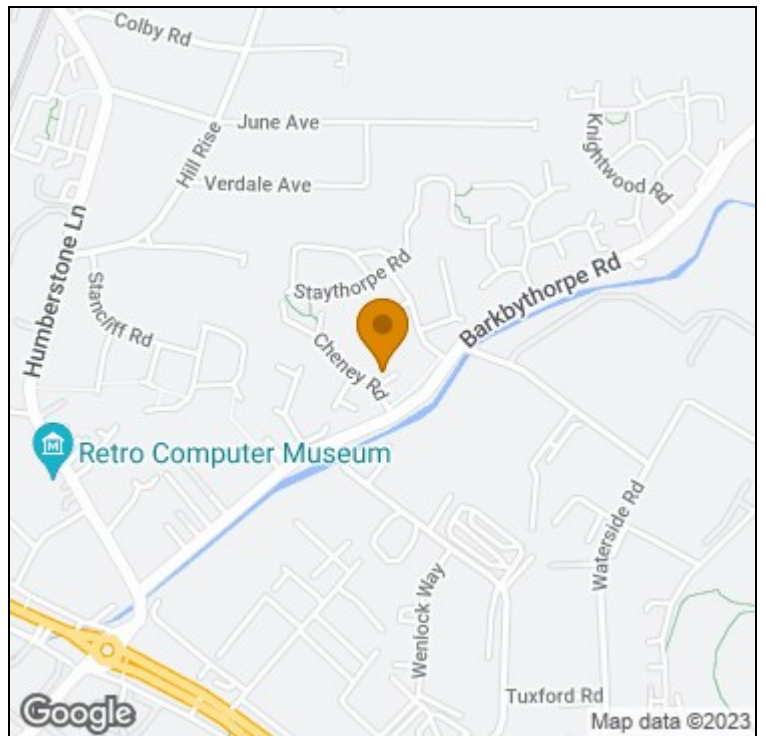
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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