

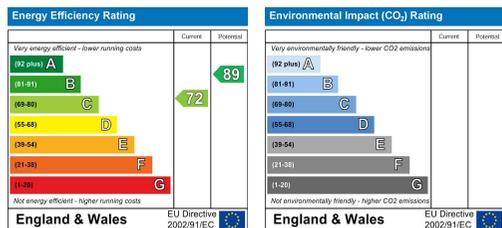


Broomfield, East Goscote
Leicester, Leicestershire, LE7 3XY

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE7 3XY
Offers In Excess Of £175,000

An ideal first purchase or buy to let investment, this two bedroom town house is located within close proximity to Broomfield Primary School and local amenities. The gas centrally heated accommodation includes an entrance porch, lounge, full width breakfast kitchen, first floor landing, two bedrooms and bathroom, with front and rear lawned gardens as well as a garage located in a nearby block. Enjoying a set back position, an immediate viewing comes highly recommended.



Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect place for coats and shoes, with a door leading to the:

Lounge

14'0" x 13'10" (4.27m x 4.22m)

Offering a staircase to the first floor, wood effect flooring, central heating radiator, TV point and a window to the front elevation. Double doors lead to the:

Kitchen Diner

8'6" x 13'9" (2.59m x 4.19m)

Affording space for table and chairs, the kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, space for cooker and a space for fridge freezer and washing machine. With two rear elevation windows, tile effect vinyl flooring, central heating radiator and a door leading to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard housing an Ideal central heating boiler and a hatch to the loft space.

Bedroom One

13'10" max x 10'9" (4.22m max x 3.28m)

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

Bedroom Two

11'8" x 7'7" (3.56m x 2.31m)

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

Bathroom

6'5" x 5'9" (1.96m x 1.75m)

Fitted with a three piece suite comprising a corner bath with Mira electric shower over, wash hand basin and wc, with an obscure rear elevation window and a central heating radiator.

Outside

The plot enjoys a lawned front garden with pathway leading to the front door. To the rear is a mainly laid to lawn garden with a sheltered paved patio area adjacent to the accommodation ideal for outdoor entertaining. With a timber shed and fencing to boundaries. There is also gated access to the back which in turn leads to a garage in a nearby block with an up and over door.

To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue out of Syston. Passing Queniborough on the right hand side, reach the roundabout and take the second exit towards East Goscote, turning left into the village onto Chestnut Way. Turn left onto Long Furrow, right onto Ploughman's Lea. Turn right onto Broomfield where the property can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough 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 Ashley Mellors, 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.

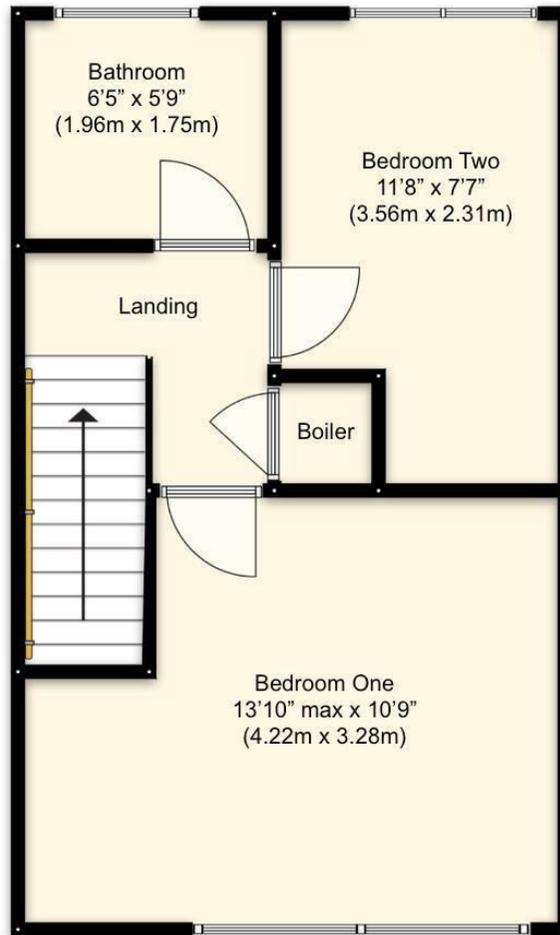
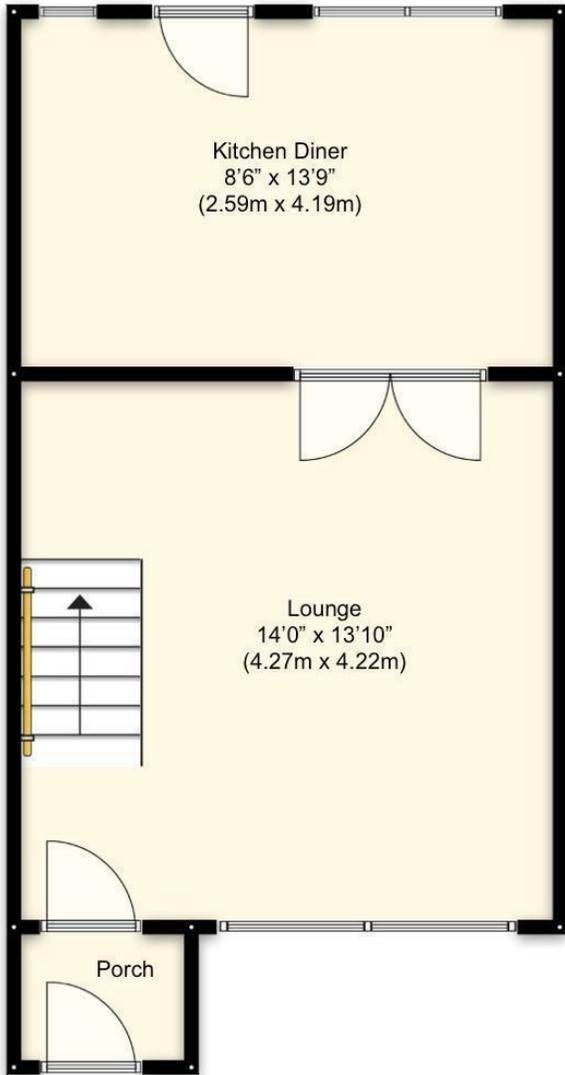
Referrals

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.






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