



**Keyham Close,**  
Leicester, Leicestershire, LE5 1FW  
**£290,000**



Perfect for growing families due to being situated across the road from Humberstone Junior academy as well as Windmill park fall in love with this traditional semi detached bungalow conveniently located for access to both the City Centre and open countryside as well as nearby amenities such as Tesco Supermarket and must be viewed in person to be fully appreciated. The gas centrally heated accommodation includes an entrance hall, open plan lounge diner, garden room, modern fitted kitchen, two double bedrooms and a bathroom, as well as a staircase rising to a useful loft room. The plot benefits from having parking to the front with a larger than average mainly laid to lawn garden to the rear. Boasting the potential for further extensions and alterations, an early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

##### Entrance Hall

A neutrally decorated entrance hall with doors to the main living space, bathroom and principal bedroom.

##### Open Plan Lounge Diner

**24'6" x 13'0" (7.49m x 3.98m)**

Affording plenty of space for both formal dining and comfortable sitting, the reception room is presented with characterful wood flooring. Offering two central heating radiators, built in storage, window to the front elevation and a door leading to the:

##### Garden Room

**7'8" x 12'3" (2.36m x 3.75m)**

Providing further sitting space, with tiled flooring and doors opening out into the rear garden.

##### Kitchen

**8'8" x 13'1" (2.66m x 3.99m)**

A particular selling feature of the accommodation is the contemporary kitchen fitted with a range of wall mounted and base units with complementary work surfaces over, matching splashbacks and soft closing drawers. Features include a built in double 'Lamona' oven with five ring gas hob and extraction hood above, integrated fridge freezer, dishwasher and washing machine, floor heater and an inset sink and drainer. With a side access door.

##### Bedroom One

**11'10" not into bay x 11'2" not into robes (3.63m not into bay x 3.41m not into robes)**

A double room enjoying light provided by a bay window to the front elevation, with built in wardrobes, concealed upgraded central heating boiler and characterful wood flooring.

##### Inner Hall

With carpet flooring and a staircase rising to the loft room. A door leads to the:

##### Bedroom Two

**14'8" x 9'11" (4.48m x 3.04m)**

The extended larger than normal bedroom offers a window to the front elevation, with carpet flooring and a central heating radiator.

##### Loft Room

**10'1" x 13'5" (3.09m x 4.09m)**

With a window to the rear elevation, central heating radiator and useful storage in the eaves.

##### Bathroom

**6'3" x 7'3" (1.92m x 2.22m)**

Fitted with a modern three piece suite comprising a bath with shower over, wash hand basin with storage beneath and a wc, with complementary part tiled walls, heated towel rail, spotlighting and a window to the side elevation window.

##### Outside

The plot offers a driveway to the front providing off road parking with gated access to the side leading to a lawned rear garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

##### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

##### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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 (width x length), floorplans and distances referred to are given as a guide only and should not be relied

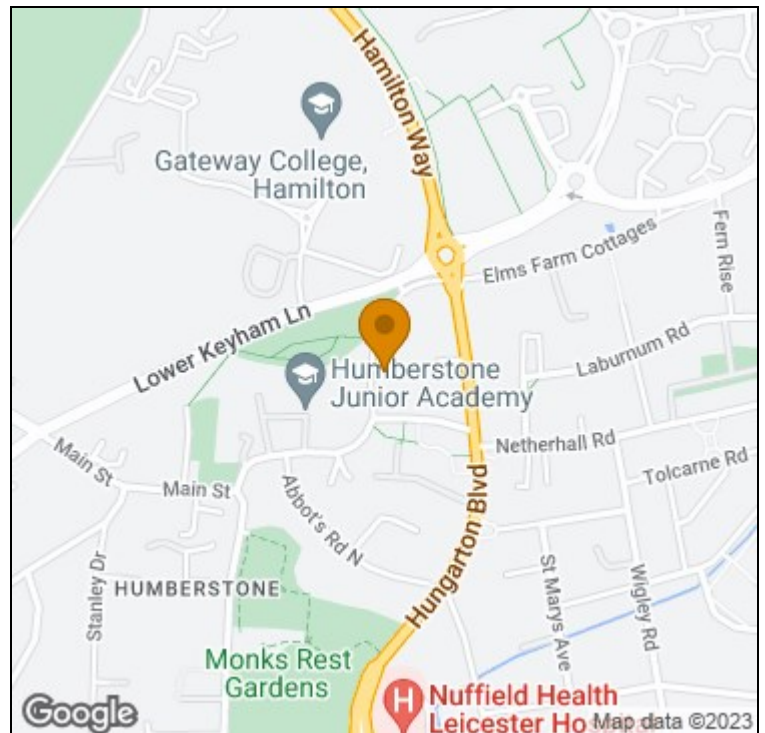
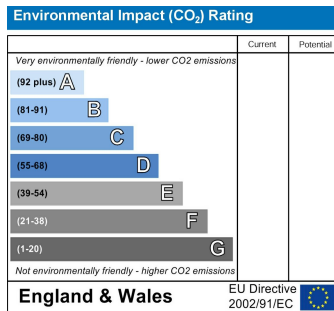
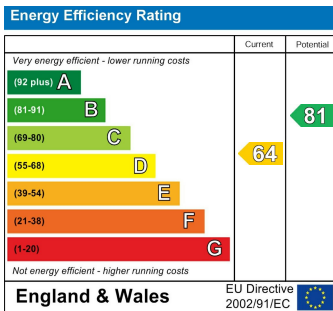
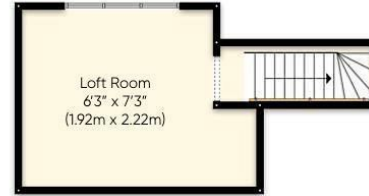
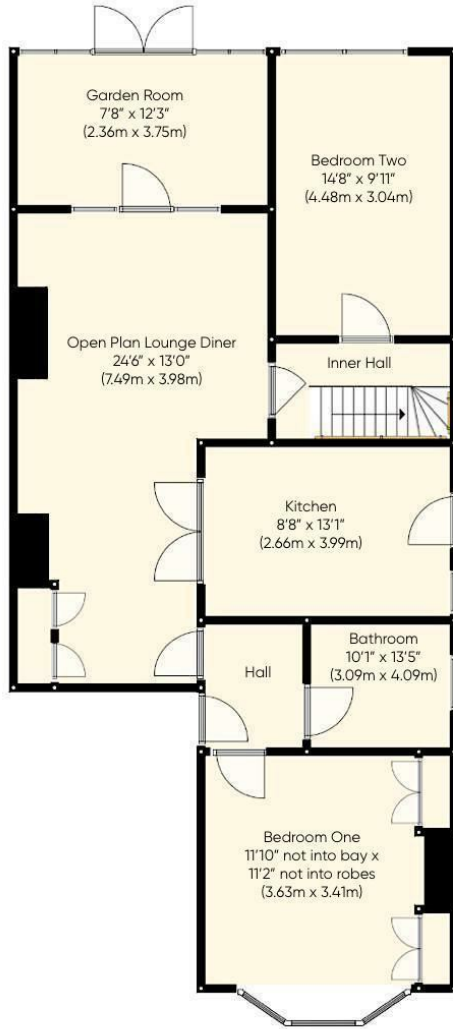
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#### Free Property Valuations

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



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