



Linford Street,
Leicester, Leicestershire, LE4 7QY



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Offers In Excess Of £260,000

Offered on the open market for the first time since the late 1980's, walk in and be surprised by this well proportioned two bedroom end terrace house occupying a cul de sac position, perfect for first time buyers or buy to let investors. The gas centrally heated layout includes an entrance porch and hall, full length lounge, kitchen and ground floor wc. Upstairs you will find two double bedrooms, shower room and separate wc. The plot offers a gravelled frontage providing car standing with a garage alongside, and a low maintenance garden to the rear with outbuilding. Situated on the fringes of this convenient and popular suburb within close proximity to the Belgrave Meadows, an early viewing is highly recommended to avoid disappointment.

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



Accommodation

Front entrance door opens into the:

Entrance Porch

With a window to the side and a useful walk in storage cupboard providing the perfect place for your coats and shoes. A door opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and doors giving access to all of the downstairs accommodation.

Lounge Diner

19'6" x 10'5" (5.94m x 3.18m)

The full length reception room enjoys light provided by a window to the front elevation and rear elevation. With two central heating radiators, ceiling coving and a door leading to the:

Kitchen

14'9" x 7'8" (4.50m x 2.34m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces and tiled splashbacks. Features include an inset sink and drainer unit with mixer tap, built in double 'Stoves' oven with space for a microwave above, five ring gas hob and extraction hood above, wall mounted upgraded 'Ideal' central heating boiler, space for fridge freezer and space for washing machine and dishwasher. With a window to the rear elevation, useful storage cupboard under the stairs and a rear access door to the garden.

Ground Floor WC

Fitted with a contemporary two piece suite comprising a disabled height wc and wash hand basin, with a heated towel rail, partially tiled walls and a built in cupboard.

First Floor Landing

Giving access to the bedrooms, shower room and wc, with a hatch to the loft space.

Bedroom One

19'6" x 8'8" not into robes (5.94m x 2.64m not into robes)

A double room featuring dual aspect glazing, with built in wardrobes, carpet flooring, central heating radiator and ceiling coving.

Bedroom Two

13'6" x 8'6" not into robes (4.11m x 2.59m not into robes)

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

Shower Room

5'6" x 4'9" (1.68m x 1.45m)

Fitted with a two piece suite comprising a shower and wash hand basin with storage beneath and tiled splashbacks. With a central heating radiator and window to the rear elevation.

Separate WC

With a disabled height wc and a window to the rear elevation window.

Outside

Occupying a cul de sac position, the plot offers a gravelled frontage providing car standing with a garage to the side with light and power. Gated access leads around to a low maintenance split level garden offering both gravelled and paved areas. There is also a useful outbuilding.

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.

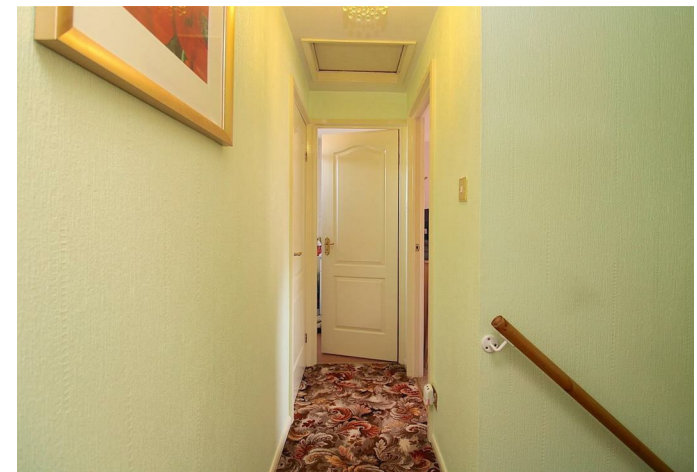
Viewing Arrangements

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.

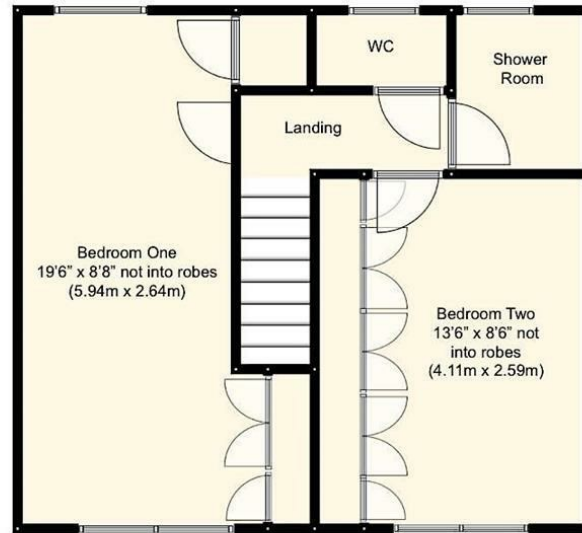
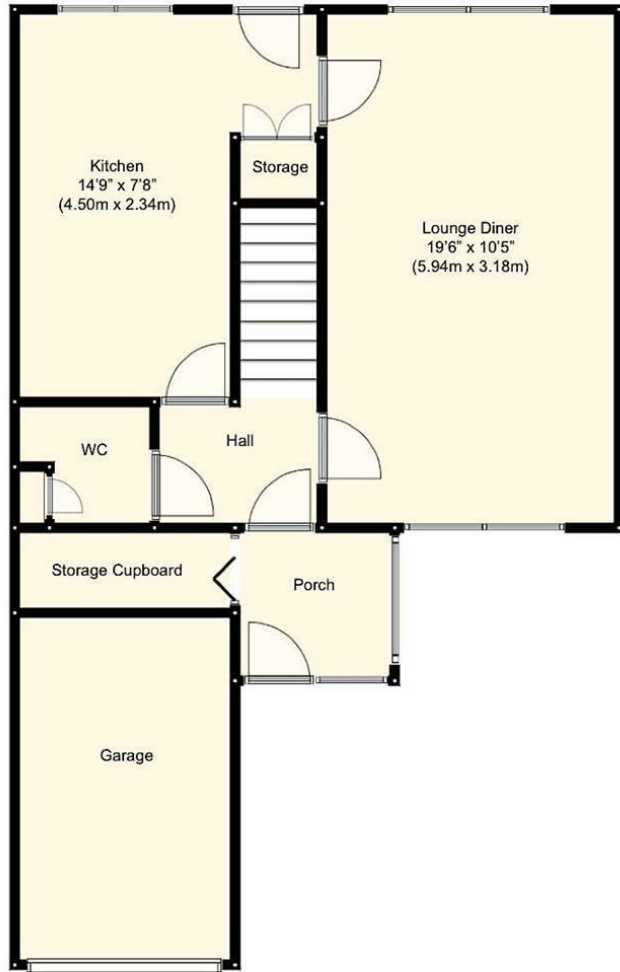
Referrals

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.






**NEWTON
FALLOWELL**

t: 0116 344 0110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk

