



## Selkirk Road, Rushey Mead

Leicester, Leicestershire, LE4 7ZQ

£275,000





Offering a contemporary interior, fall in love with this three/four bedroom end terrace occupying a convenient position just a short walk away from a range of local amenities. The double glazed and gas centrally heated accommodation includes an entrance hall, full length lounge, downstairs bedroom/additional reception room and modern fitted breakfast kitchen, with the first floor offering three bedrooms and shower room. The plot enjoys a lawned front garden with a low maintenance garden at the rear. Offering swift access to Leicester, this truly would make for a fantastic first time purchase, family home or investment and must be viewed in person to truly appreciate the size and condition of the accommodation on offer.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Affording plenty of space for your coats and shoes, the entrance hall is presented with wood effect flooring and offers a staircase rising to the first floor. Doors lead to the majority of the downstairs accommodation.

#### Breakfast Kitchen

18'2" x 8'9" (5.54m x 2.67m)

A particular selling feature of the accommodation is the re-fitted breakfast kitchen fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over, unit lighting and splashbacks. Features include a built in 'Bosch' oven and microwave, hob and extraction hood above, space for fridge freezer, inset sink and drainer unit and space for further appliances concealed behind units. Featuring a breakfast bar, there is dual aspect glazing, pop up sockets and open access through to the:

#### Rear Lobby

With a useful storage cupboard, rear access door and a further cupboard. A door leads to the:

#### Lounge

18'10" x 11'9" (5.74m x 3.58m)

A full length reception room presented with wood effect flooring. Offering dual aspect glazing, two ceiling fans and central heating radiator. A door leads to the:

#### Bedroom/Reception Room

16'2" x 8'3" (4.93m x 2.51m)

Currently being used as a fourth bedroom but would equally make an ideal second reception room or home office, there is a window to the side elevation, carpet flooring, central heating radiator and concealed meter.

#### First Floor Landing

Giving access to the bedrooms and shower room, with a central heating radiator, carpet flooring, hatch to the loft space and built in cupboard housing the combination boiler.

#### Bedroom One

10'10" x 11'9" (3.30m x 3.58m)

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

#### Bedroom Two

11'8" x 8'9" (3.56m x 2.67m)

A second double room offering a built in storage cupboard, with a window to the front elevation, wood effect flooring and a central heating radiator.

#### Bedroom Three

6'9" x 8'8" (2.06m x 2.64m)

A practical third bedroom offering a window to the rear elevation, built in cupboard, carpet flooring and a central heating radiator.

#### Shower Room

5'9" x 8'1" (1.75m x 2.46m)

Fitted with a modern three piece suite comprising a corner shower enclosure, wash hand basin with storage beneath and wc, all with complementary modern pvc splashback. There is also spotlighting, chrome heated towel rail and a window to the rear elevation.

#### Outside

Set behind picket fencing, the plot offers a lawned front garden with a central pathway leading to the front door. To the rear is a low maintenance garden being mostly paved with gated access to the rear and outside tap.

#### Please Be Advised

Please be aware that this property is non standard construction and therefore we strongly advise you speak with your mortgage adviser before proceeding.

#### 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. 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 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

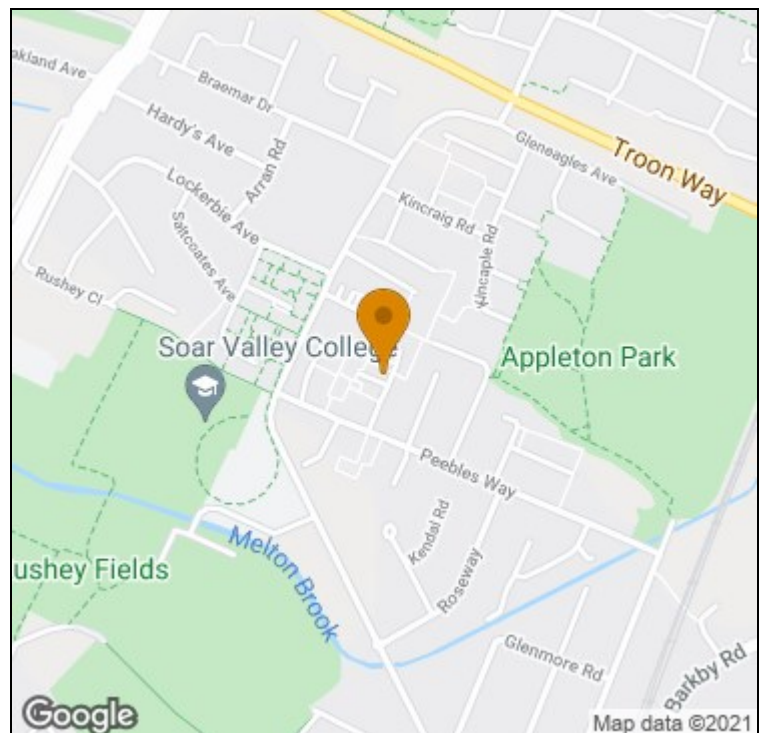
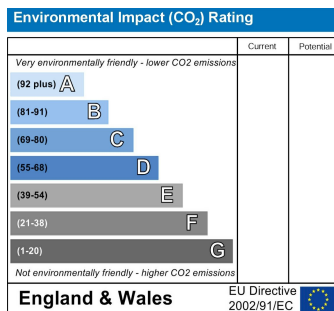
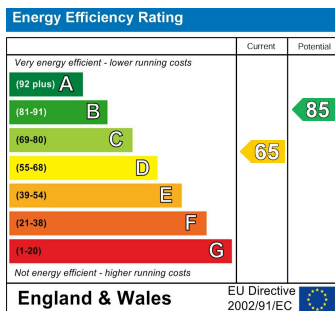
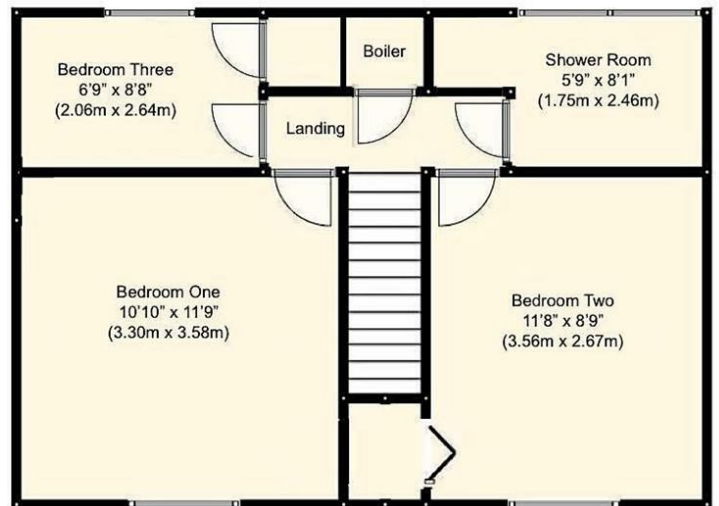
rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures 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.



t: 01163440110 e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)