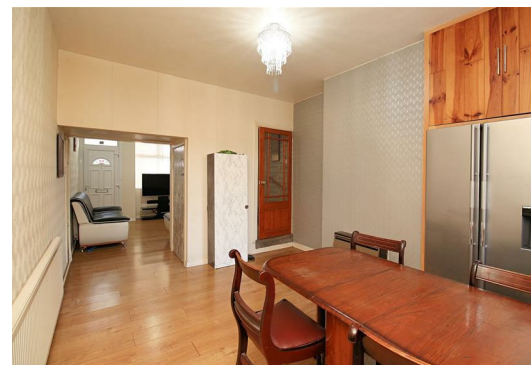




## Lancashire Street, Off Melton Road

Leicester, Leicestershire, LE4 7AE

£279,950



Newton Fallowell are excited to welcome to the market this traditional bay fronted mid terrace situated in the popular area of Belgrave. Boasting gas central heating, the layout includes two reception rooms and kitchen. Upstairs are two bedrooms, separate WC and a bathroom, with a further staircase leading to two further bedrooms. There is a small low maintenance forecourt to the front with a garden at the rear featuring three outbuildings. Situated within walking distance to a range of local amenities available on Melton Road and the local park, an early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Lounge

**11'5" not into bay x 11'3" max (3.49 not into bay x 3.44m max)**

With a walk in bay window to the front elevation, central heating radiator, coving and wood effect flooring. Open access leads through to the:

#### Dining Room

**12'4" x 11'3" max (3.76m x 3.43m max)**

Perfect for formal dining occasions, the second reception room offers continuation of the flooring from that of the lounge. With a central heating radiator, rear elevation window and coving. A concealed staircase rises to the first floor. There is also access to a useful storage cupboard under the stairs. A door leads to the:

#### Kitchen

**13'2" x 6'3" (4.02m x 1.93m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, built in 'Neff' oven and grill, hob with extraction hood above, space for washing machine and a Worcester boiler. There is a window to the side elevation and a side access door to the rear garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a central heating radiator. A further staircase rises to the loft conversion.

#### Bedroom One

**11'5" x 11'3" max (3.50m x 3.44m max)**

A double room offering built in wardrobes into the alcoves, with a window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Two

**8'7" x 9'2" into robes (2.62m x 2.81m into robes)**

With a window to the rear elevation, carpet flooring, built in wardrobe into alcove and a central heating radiator.

#### Bathroom

**8'11" x 6'2" (2.74m x 1.88m)**

Fitted with a three piece suite comprising a bath with shower attachment and screen, shower cubicle and wash hand basin with storage beneath. With a window to the rear elevation and a heated towel rail.

#### Separate WC

With a low level WC.

#### Second Floor Landing

With folding doors giving access to the loft rooms.

#### Bedroom Three

**8'9" x 13'3" max (2.69m x 4.05m max)**

With a velux window, central heating radiator, wood effect flooring and storage in the eaves.

#### Bedroom Four

With a velux window, central heating radiator, carpet flooring and storage in the eaves.

#### Outside

The property is just a short walk away from local amenities, with the plot offering a small forecourt. Shared gated access to the side leads to the rear where a lawned garden can be found with a pathway leading to a covered area providing an ideal outdoor sitting space. There are also multiple outbuildings, one being a WC.

#### 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

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#### 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(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	79
(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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