



3 Little Connery Leys
Birstall, LE4 3LS

£175,000



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Birstall, Leicester, LE4 3LS

A well presented modern first floor coach house built in 2007 standing detached from other properties. The property benefits from full gas central heating, UPVC double glazing, a contemporary modern kitchen and is tastefully decorated with good floor coverings throughout. The spacious rooms include a hall with stairs up to a landing, 19' living-kitchen, 2 large bedrooms (one of which could be used as a lounge) bathroom with shower over bath. There is secure parking and a brick store. The property benefits from a long lease (999 years from 2007) and is well placed for A6/A46, M1/M69, bus routes to city including Park & Ride, local schools and shops. Early viewing highly recommended!

Ground Floor Hallway

Composite double glazed entrance door, stairs to the first floor accommodation.

Passaged Landing

A bright and airy passaged landing providing access to all rooms. UPVC double glazed window, fitted carpet, radiator.

Living-Kitchen

19'6 x 11'3 (5.94m x 3.43m)

A spacious dual aspect living kitchen. Two UPVC double glazed windows to front & rear, tiled floor to kitchen area and fitted carpet to living/dining side, radiator. Fitted with a range of modern base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric fan assisted oven, induction hob with extractor hood, integrated dishwasher and washer/dryer, radiator. Space for tall fridge freezer. Wall mounted Glowworm combination boiler.

Bedroom One

15'8 x 9' (4.78m x 2.74m)

An L-shaped large double bedroom. UPVC double glazed window to front, fitted carpet, radiator, access to half boarded loft.

Bedroom Two

19'6 x 9'2 (5.94m x 2.79m)

A really large bedroom which is used by the current owner as a lounge. UPVC double glazed window to front & rear, fitted carpet, radiator.

Bathroom

A well appointed modern bathroom with a modern white suite. Chrome heated towel rail, vinyl flooring, panelled bath with mains shower over, pedestal wash hand basin, wc. Extractor fan.

Outside

The front of the property has a small garden area with shrubs. There is a fully enclosed secure car port providing parking for one car and a lockable security post. A timber gate leads to a brick store to rear.

Leasehold Information

The agents understand the property is Leasehold and subject to a 999 year lease from 2007.

There are annual fees of:

Service charge £545

Ground Rent £150

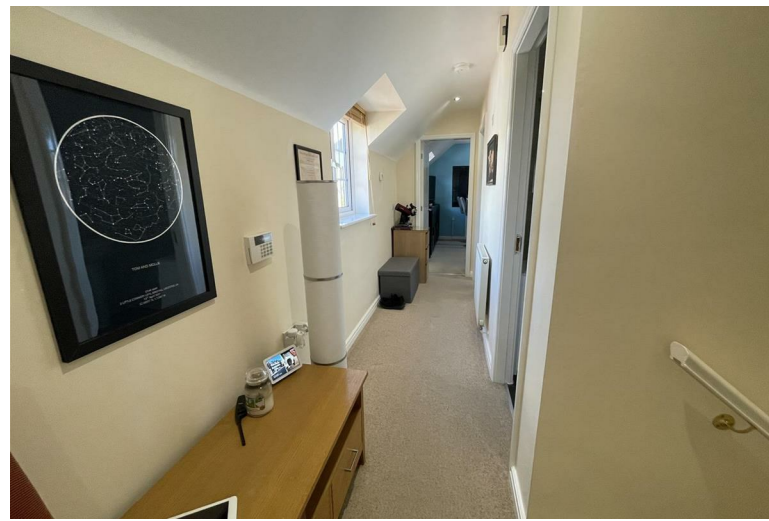
Buildings Insurance £118

Local Authority & Council Tax Info (Charnwood))

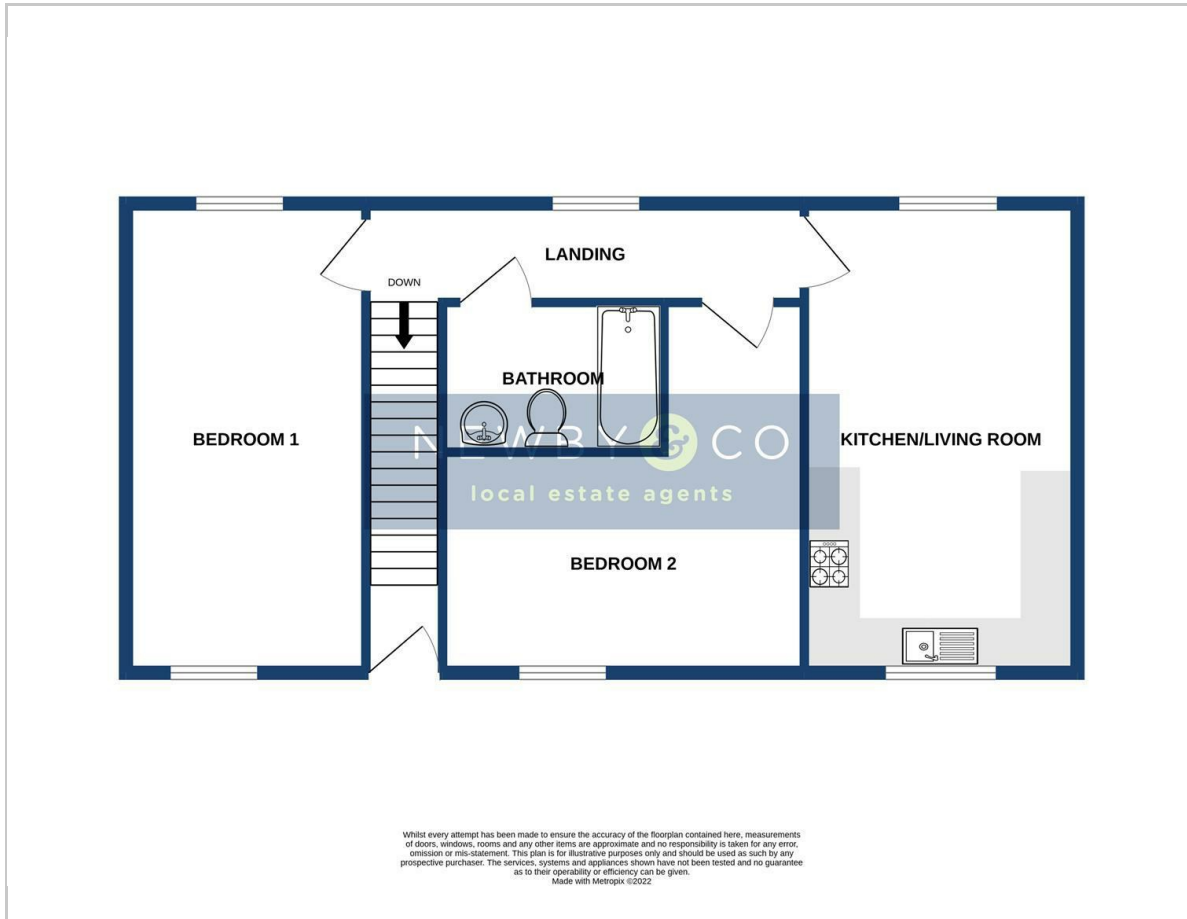
This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of B which means a charge of £1571.97 for tax year ending March 2023

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

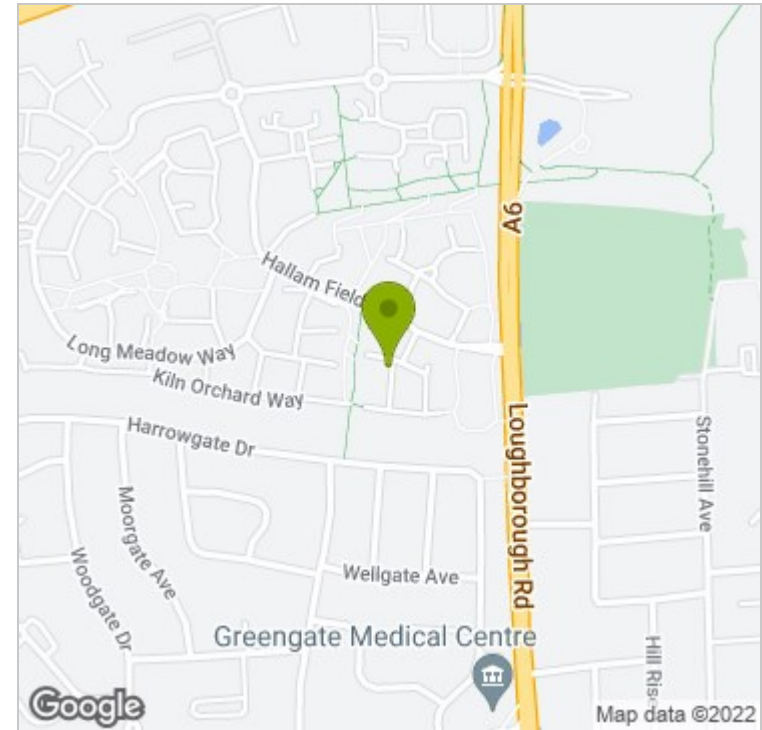


Viewing

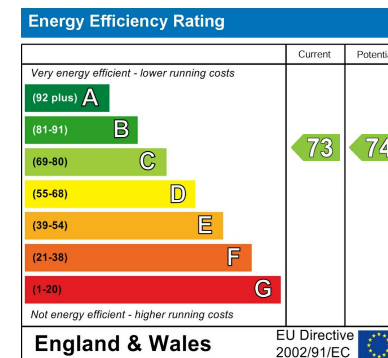
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents