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ESTATE & LETTING AGENTS

24 Ingle Street

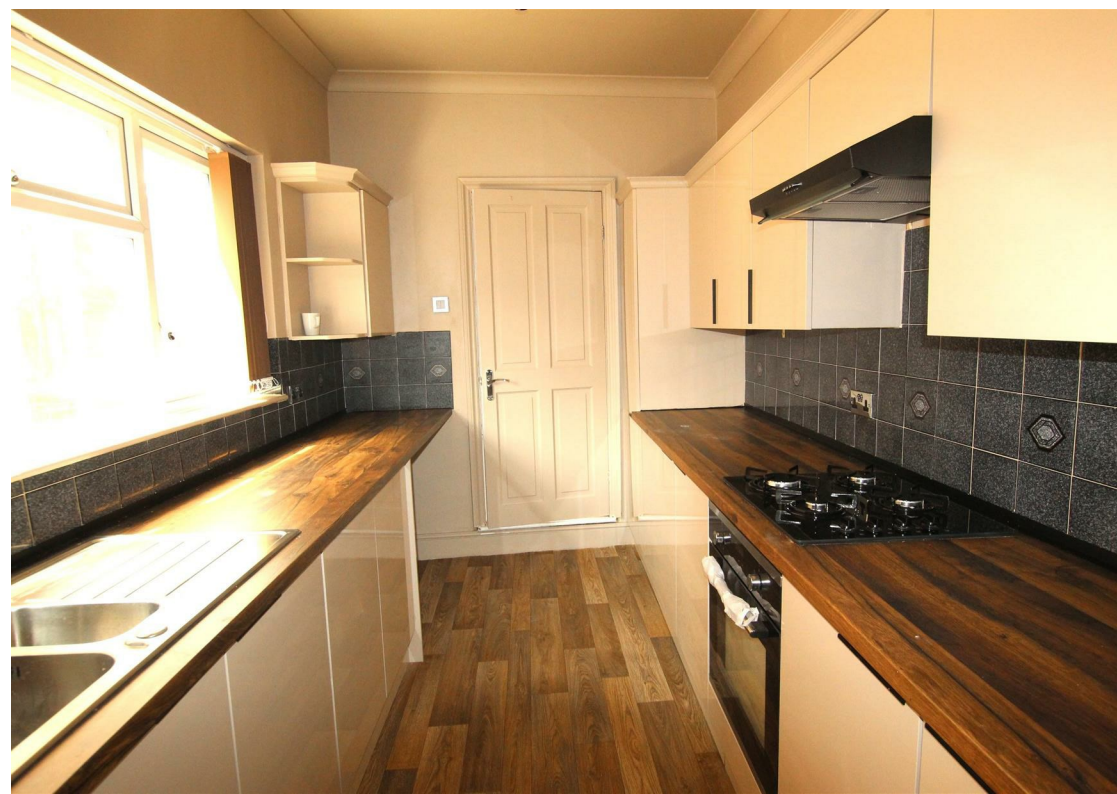
Newfound Pool, Leicester, LE3 9FS

£180,000



Standing only 3 miles west of the city centre this recently refurbished family home is convenient for local schools, shops, amenities & is close to public transport links with easy access to Fosse Park & the motorways.

- TERRACED FAMILY HOME
- RECENTLY REFURBISHED
- NICELY PRESENTED
- 2 RECEPTION ROOMS
- UPGRADED KITCHEN
- REAR LOBBY AND REFITTED BATHROOM
- 3 BEDROOMS AND A LOFT ROOM
- COUNCIL TAX BAND A
- EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

This newly refurbished 3 bedroom family home stands on the popular Newfound Pool estate, close to the city centre and enjoying excellent transport links both in and out of the city centre. Benefiting from uPVC double glazing and gas central heating the house is convenient for schools and local amenities and briefly comprises: 2 reception rooms, an upgraded kitchen, a rear lobby and a refitted bathroom. On the first floor there are 3 well-proportioned bedrooms with a staircase leading off bedroom 1 rising to a loft room with a dormer window overlooking the back.

THE ACCOMMODATION

Recently improved and nicely presented with an impressive upgrade to the kitchen and bathroom and having new floor coverings through-out, the house is entered through a uPVC front door into the spacious lounge with a window to the front, a feature fireplace and a door leading to the staircase to the first floor. Glazed double doors lead into the enlarged dining room with ample space for a family dining suite a window overlooking the rear garden and a door into the kitchen. The kitchen has been significantly upgraded with modern base and wall units, a stainless steel sink and drainer with mixer taps, an electric oven with gas hob and extractor hood over. An opening leads into a rear lobby with cupboard space and the gas boiler and a door onto the patio. The tiled family bathroom has been skilfully re-fitted with a modern suite comprising a toilet, vanity unit with sink and a bath with glass screen and shower over.

On the first floor, there are 3 generously proportioned bedrooms. Bedroom 1 to the front is a very spacious double room overlooking the front with a staircase leading off to a loft room. The second bedroom is a slightly smaller double room overlooking the back whilst bedroom 3 is a very generously sized single room. The loft has been skilfully and thoughtfully converted to create a large space with a dormer window overlooking the garden. Whilst the conversion has been professionally caried out, the owner advised me that the necessary consents have not been obtained for use as a bedroom. It has in the past been used as a storage area, a hobbies room and a work from home space.

OUTSIDE

Ingle Street forms the westerly border of the development with The Inglehurst infant school being an important part of the community. To the rear of the property, there is a walled, patio style garden. Gated access at the end of the terrace provides access to the rear garden.

THE AREA

The curiously named Newfound Pool is a residential area lying approx. 3 miles west of Leicester city centre just off Fosse Road North. The land was purchased by a local market gardener called Isaac Harrison in 1830. He intended to develop the area as a spa for Hydrotherapy and bathing purposes but the venture failed after a few years. The building was converted into a residence, known as Newfound Pool House, in which the Harrison family lived until 1885. Isaac's Great niece Beatrice being the last of the family to live in the house after which it became The Empire Hotel on Fosse Road North. The hotel was demolished in circa 2013 and is now the sight of a Lidle store. Leicester builder Orson Wright, famous for building much of South Wigston a few years earlier bought the land in 1885, laid out the roads and sold it off to a number of local builders as building plots on which mainly 3 bedroom terraced homes were built. Wright also sold the remainder of the land between Ingle Street and what is now Sandhurst Road to The Newfound Pool school board and what is now Inglehurst Primary School was built to cater for the influx of young families with children that had moved into the area. Interestingly, as a nod to Isaac Harrison the first letter of all of the roads between Pool Road and Beatrice Road, spell out I HARRISON. The area is popular today with mainly local buyers, but also with buyers from outside of the area due to its proximity to the city centre with easy access to routes out of the city and to the motorways, established, affordable housing and a good selection of shops and amenities along the nearby Fosse Road North.



Floor Plan



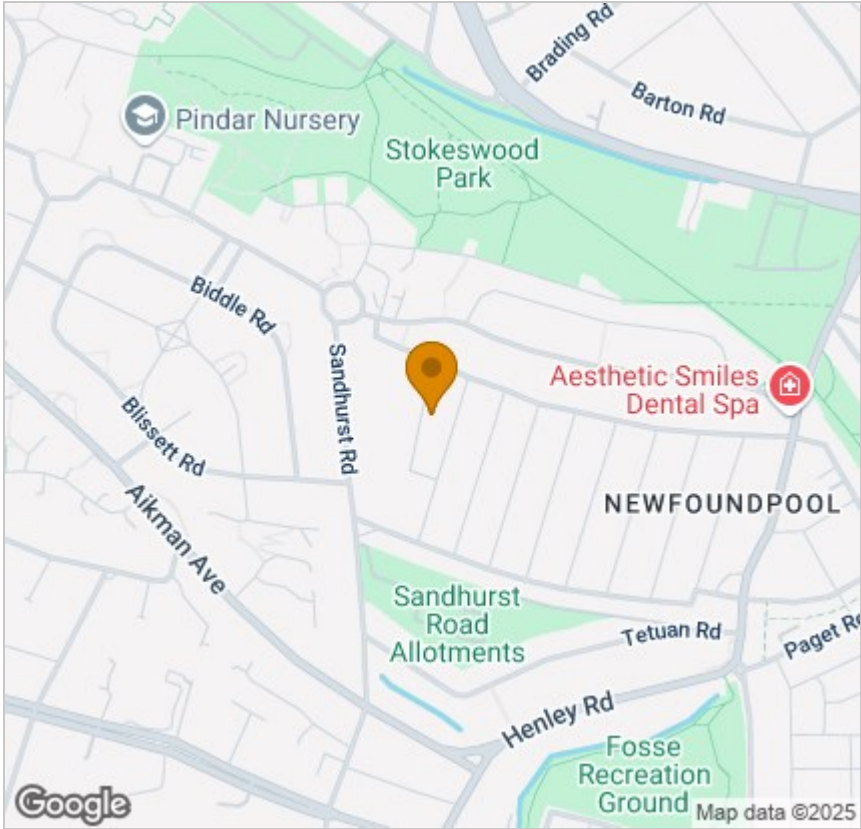
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

