



Brighton Avenue, Syston



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£335,000



Key Features

- Three Practical Bedrooms
- Detached Dormer Bungalow
- Open Plan Living Kitchen Diner To Rear
- Privately Owned Solar Panels
- Within Waling Distance to Schooling
- Need Independent Mortgage Advice?
Get in Touch Today!
- EPC rating U
- Freehold





Boasting a loft conversion as well as a single storey extension to the rear, walk in and be surprised by this three bedroom detached dormer bungalow ideal for families, those requiring a ground floor bedroom/additional sitting room or those simply looking for an individual home that is perfect for modern living and entertaining with a particularly private rear garden. The gas central heating and double glazed accommodation includes an entrance hall, through lounge diner, fabulous open plan living kitchen diner, two bedrooms and a modern fitted bathroom, with a staircase rising to the first floor where a further bedroom can be found. A larger than normal mainly laid to lawn can be found at the rear. Benefiting from privately owned solar panels allowing reduced electricity bills, an early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With a contemporary radiator, carpet flooring and doors to the bedrooms and reception room.

Through Lounge Diner

Living Area 3.63m not into bay x 3.36m max

Enjoying light provided by a walk in bay window to the front elevation, the living room is presented with carpet flooring and offers a contemporary column radiator as well as a second radiator. There is also a ceiling fan. Open access leads through to the:

Dining Area 3.36m max x 3.15m

Perfect dining, with carpet flooring, central heating radiator, window to the side elevation and a staircase rising to the loft conversion. A door leads to the:

Extended Open Plan Living Kitchen Diner 5.65m x 7.52m

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over. Features include an inset sink and drainer, space for cooker with fitted hood above, integrated dishwasher and space for an under counter fridge and freezer. Enjoying lots of natural light provided by windows to the rear and side elevations, there is access to the rear garden.

Bedroom One 3.65m not into bay x 3.25m

A double room offering a walk in bay window to the front elevation, with carpet flooring, central heating radiator and feature wall.

Bedroom Two 2.83m x 3.63m

With dual aspect glazing, carpet flooring and a central heating radiator.

Modern Bathroom 2.13m x 1.94m

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and a wc, with complementary tiled walls, electronically controlled skylight window, heated towel rail and spot lighting.

First Floor Landing

Stairs rise to a lobby area with a door leading to the:

Bedroom Three 3.63m x 6.34m

Created by a loft conversion, the third bedroom offers velux windows, carpet flooring, central heating radiator and storage in the eaves.

Outside

The plot firstly offers a low maintenance front garden with a central pathway leading to the front door. To the rear is a mainly laid to lawn garden featuring a patio and decked area to the back providing an ideal





outdoor entertaining space with an outside bar. There is also outside sockets and lighting and a shed.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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



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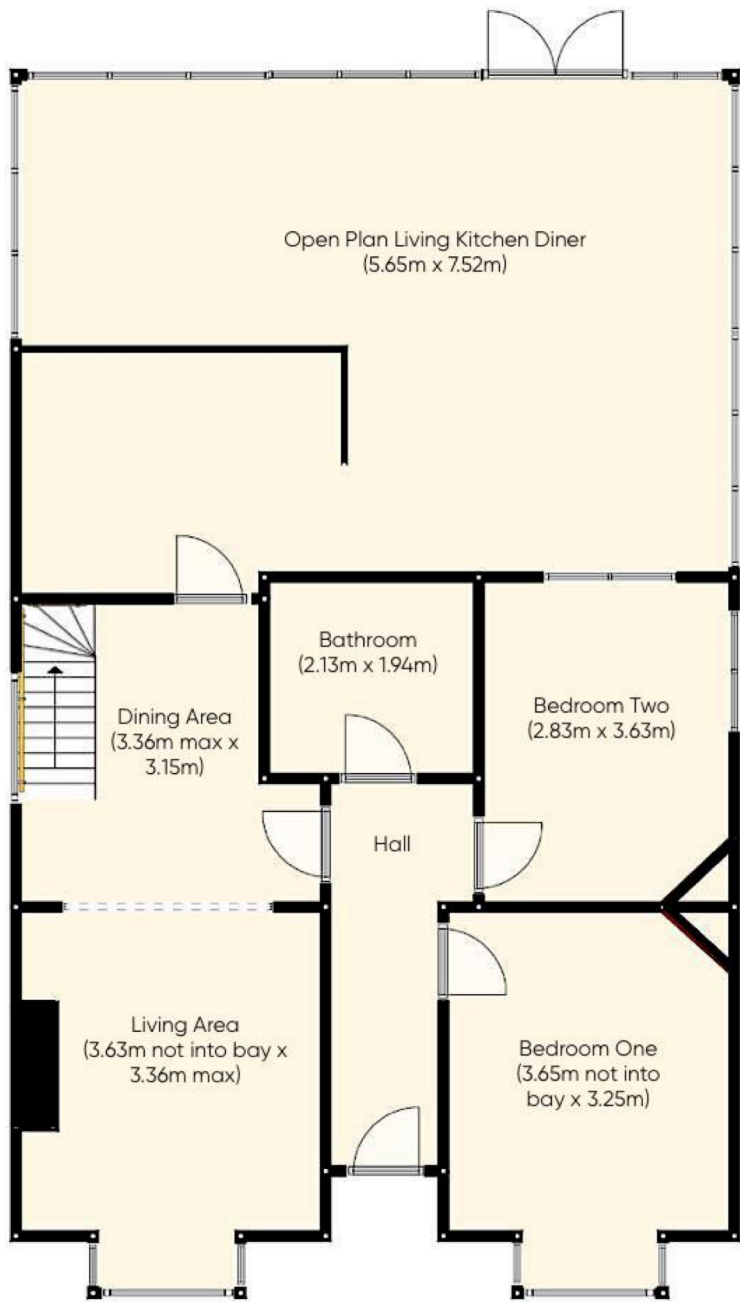
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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 energy assessor 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.

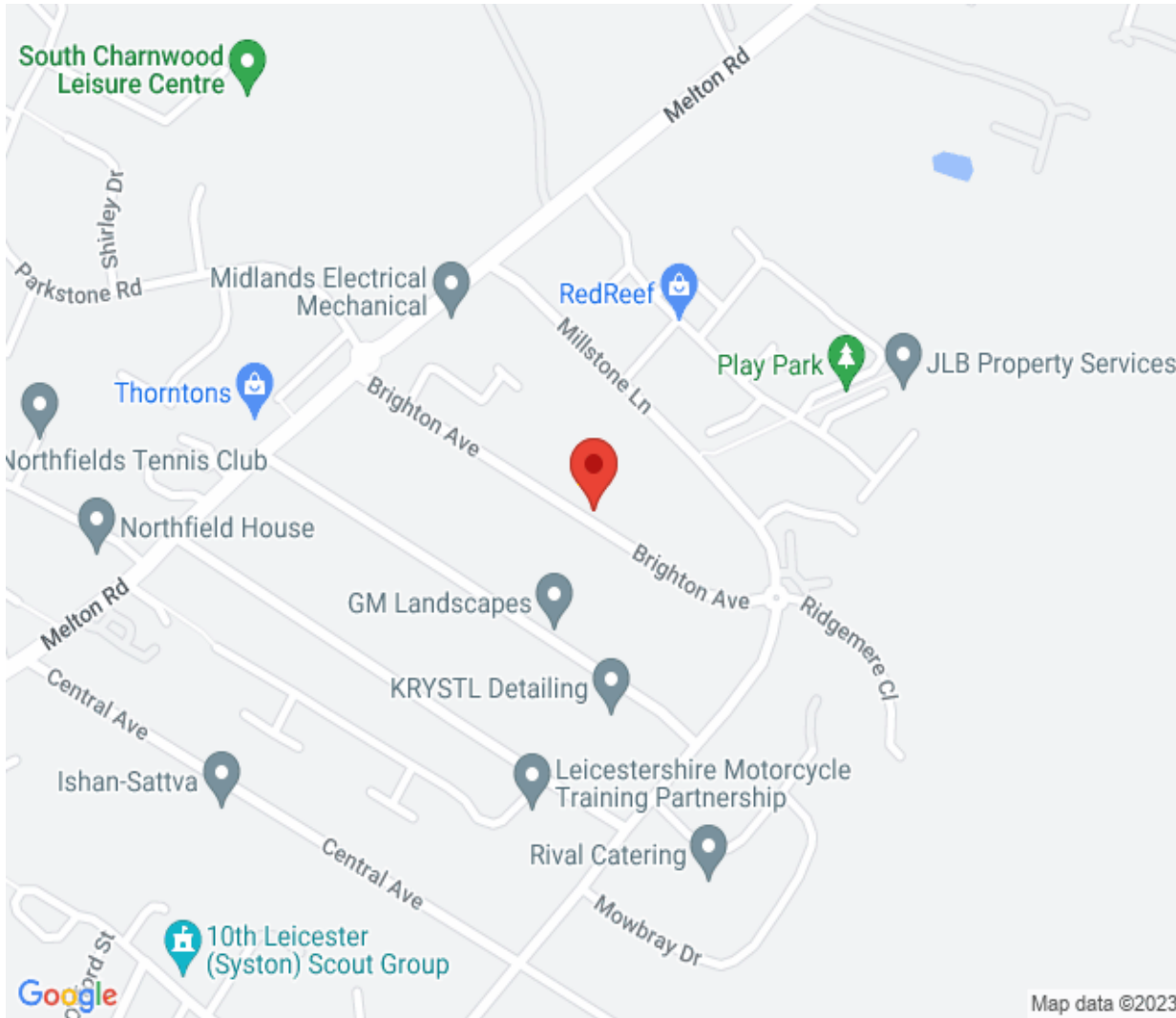
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