



Wolsey Way, Syston



£249,950

- Three Bedroom End Terrace House
- Extended to the Side
- Two Reception Rooms
- Corner Position
- Driveway & Garage/Study
- Need Independent Mortgage Advice?
Get in Touch Today!
- Freehold
- EPC rating D



Extended to the side, fall in love with this enlarged three bedroomed end terrace house occupying a prominent corner position with a driveway and garage to the side which has been split in two sections, one providing useful storage and another providing a perfect study/games room. The gas centrally heated layout offers an entrance porch, two reception rooms and a modern kitchen. Upstairs you will find three bedrooms and a bathroom fitted with a modern three piece suite. Externally there are front and rear gardens. An early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading to the:

Dining Room 4.81m x 3.96m

Ideal for use as a dining room or lounge, the primary reception space is presented with wood effect flooring and offers a window to the front elevation, staircase rising to the first floor with useful storage beneath, central heating radiator and TV connection. Doors give access to all of the downstairs accommodation.



Lounge 3.63m x 3.00m

Created by an extension to the side, the second reception room is presented with carpet flooring and offers a window to the front elevation, central heating radiator, coving and french doors opening out into the rear garden.

Kitchen 2.71m x 3.92m

Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven (Fitted 2023), five ring gas hob with extractor hood above, inset 1.5 sink and drainer, concealed central heating boiler and space for appliances. With a window to the rear elevation, spotlighting, central heating radiator and a door to the rear access.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the insulated loft space.

Bedroom One 3.64m x 2.76m

A double room enjoying dual aspect glazing, with carpet flooring and a central heating radiator.

Bedroom Two 2.36m max x 3.94m

With two windows to the front elevation, carpet flooring and a central heating radiator.

Bedroom Three 4.21m x 2.11m

With a window to the rear elevation, wood effect flooring and a central heating radiator.

Bathroom 2.35m x 1.68m

A contemporary three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and wc, with part tiled walls. There is also a heated towel rail and a window to the rear elevation.

Outside

Occupying a prominent corner position, the plot offers a front garden with a pathway leading to the front door. To the rear is a garden arranged for low maintenance with two areas of synthetic lawn, decking area providing the perfect place for sitting, fencing to boundaries, outside tap and planted borders. Steps rise to a games room/study (measuring 2.60m x 3.49m) boasting light, power, USB sockets and an internet connection making it an ideal study. The second part of the garage (measuring 2.21m x 3.49m) provides useful storage with a light and an up and over door to the front.



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans 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





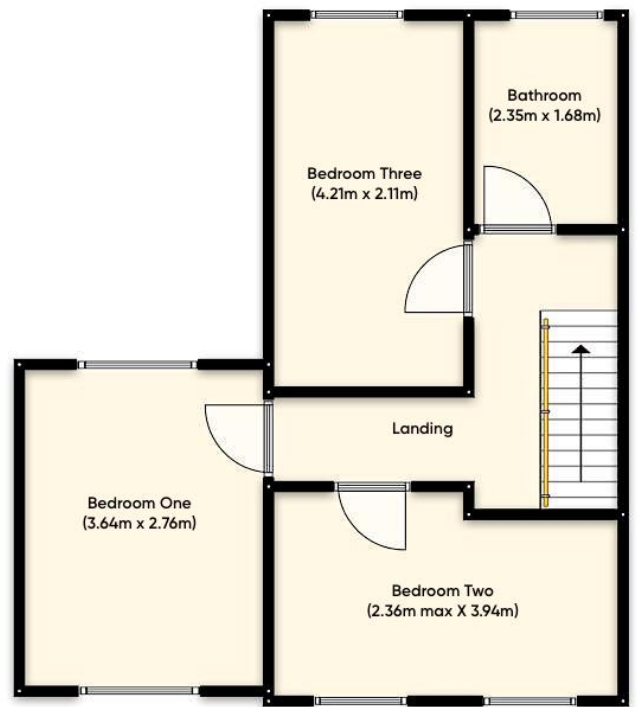
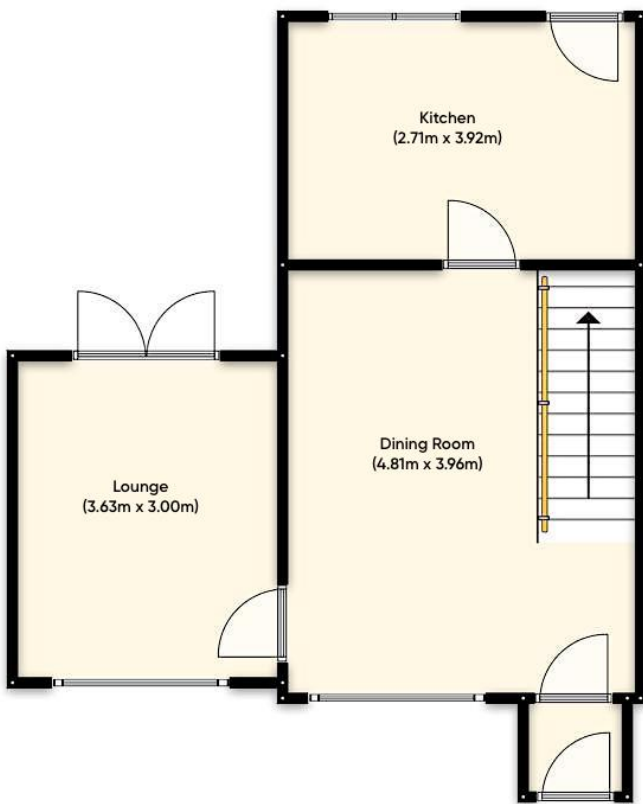
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Referrals

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 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.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







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