



Abbotts Close, Syston, LE7



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£234,950



## Key Features

- Three Bedroom End of Terrace House
- End of Terrace House
- Peaceful Cul De Sac Position
- Conservatory Extension to the Rear
- Gas Central Heating & Double Glazing
- Larger Than Normal Plot
- EPC rating D
- Freehold





LARGER THAN NORMAL PLOT - Newton Fallowell are excited to welcome to the market this three bedroom Georgian style end terrace situated on this ever popular development, ideally located for access to Syston Train Station and major road links. Boasting gas central heating, cavity wall insulation and double glazing, the layout includes an entrance porch, lounge diner, kitchen, rear hall and a conservatory extension to the rear. Upstairs you will find three bedrooms and a bathroom. Set back from the road, the larger than normal plot offers a lawned frontage with gated access to the rear garden. Perfect for first time buyers, growing families or buy to let investors, an early viewing is strongly recommended.

### Ground Floor

The property is entered via a UPVC double glazed front door into entrance porch giving access to the lounge which offers ample space for both sitting and dining, with wood effect flooring, useful storage cupboard, window overlooking the front elevation and access to the kitchen. Fitted with a range of modern wall and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, built in oven, four ring gas hob over and hood and space for appliances. There is also a window overlooking the conservatory and a door giving access to the rear hall offering stairs leading to the first floor and conservatory. Presented with tiled flooring, the conservatory is a wonderful addition to the accommodation providing additional downstairs living space with a TV point, dual aspect glazing and french doors opening out into the rear garden.

### First Floor

To the first floor there are three bedrooms, with bedroom one enjoying the use of built in wardrobes with overhead storage and a UPVC double glazed window to the front. The family bathroom is fitted with a modern suite comprising of bath with shower over,

pedestal wash hand basin, low level WC, chrome effect heated towel rail, built in storage and a window to the rear elevation.

### Outside

The property occupies a quiet position at the head of a cul-de-sac, with parking available on street. To the front of the property there is a low maintenance garden and access to the side. To the rear of the property is an enclosed garden being low maintenance with inset shrubs and pebbled area being private to the rear, there is also a landscaped side garden with decked area and lawned area. There could be the potential to create off road parking subject to obtaining necessary consent.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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 works 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 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.

### 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 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 Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

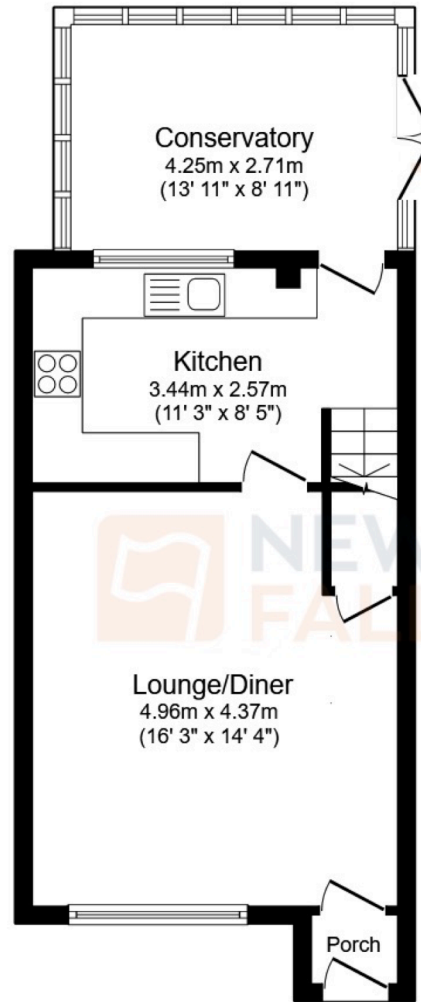
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

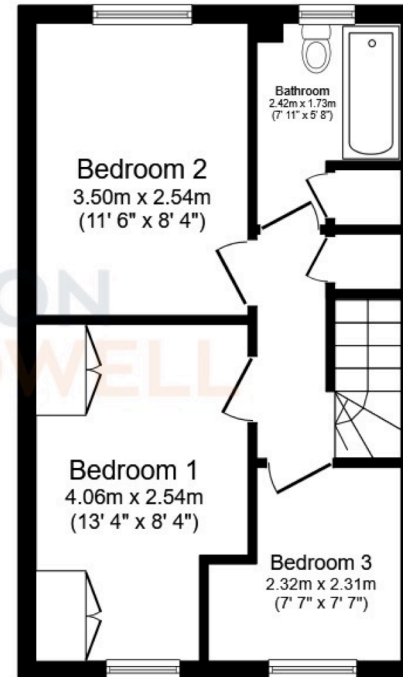
If you have a house to sell then we would love to provide you with a free no obligation valuation.







**Ground Floor**  
 Floor area 45.7 m<sup>2</sup> (492 sq.ft.)



**First Floor**  
 Floor area 33.3 m<sup>2</sup> (359 sq.ft.)

**TOTAL: 79.0 m<sup>2</sup> (850 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



