



Oriel Drive, Syston, LE7

 4  2  1

Offers over £425,000



### Key Features

- Four Bedroom Detached Family Home
- Master Bedroom With En-suite Shower Room
- Extended to the Side & Rear
- Open Plan Living Kitchen Diner & Utility Room
- Ground Floor WC
- Popular Cul De Sac Location
- EPC rating TBC
- Freehold





**SIGNIFICANTLY EXTENDED!** - Perfect for growing families, walk in and be surprised by this much improved four bedroom detached home occupying a peaceful cul de sac position in this popular residential location. Benefiting from gas centrally heating and double glazing throughout, the layout includes an entrance porch and hallway, lounge, enlarged open plan living kitchen diner with built in appliances, utility room and ground floor WC. Upstairs you will find four practical bedrooms (main bedroom with an en-suite shower room) and a bathroom. The plot boasts a driveway to the front giving access to an integral garage, with a particularly private lawned garden to the rear. Rare to the market, an immediate viewing comes highly recommended to avoid disappointment.

### Accommodation

Front entrance door opens into the:

### Entrance Porch

With a door opening into the:

### Entrance Hallway

The welcoming entrance hallway enjoys the use of a built in cloaks cupboard, with a staircase rising to the first floor, central heating radiator and a door leading through to the:

### Open Plan Living Kitchen Diner

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 area is fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks and flooring, soft closing drawers and partial under floor heating.

Features include a built in double 'Neff' oven, 'Neff' microwave, five ring 'Neff' gas hob with extraction hood above, inset 1.5 sink and countertop drainer and an integrated dishwasher and fridge freezer. Featuring a breakfast bar, there is a rear elevation window with made to measure shutter blind, two central heating radiators and patio doors to the rear garden.

### Lounge

Positioned around a feature fireplace, the reception room enjoys an abundance of natural light provided by a walk in half bay window to the front elevation. With carpet flooring and a central heating radiator.

### Utility Room & Ground Floor WC

Providing further storage and space for three under counter appliances, with an inset sink and drainer, central heating radiator, rear access door and window and access through to a downstairs WC fitted with a modern two piece suite comprising a wash hand basin and WC, with a window to the side elevation.

### Integral Garage

Larger than normal in size, the garage boasts light, power, electric door to the front and loft space.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a built in storage cupboard housing the central heating boiler (serviced 2024), hatch to the loft space and carpet flooring.

### Master Bedroom

Created by an extension to the side/rear, the main bedroom enjoys the use of built in 'Neville Johnson' wardrobes, with carpet flooring, central heating radiator and a Juliette Balcony. A door leads through to the:

### En-suite Shower Room

Fitted with a modern suite comprising a shower cubicle, two wash hand bowls and wc, with complementary tiled surrounds. With a heated towel rail, shaver point and double glazed front elevation window.





### Bedroom Two

A second double room featuring built in wardrobes, with carpet flooring, central heating radiator and a window overlooking the front elevation with made to measure shutter blinds.

### Bedroom Three

Another double room enjoying views of the rear garden through a double glazed window with made to measure blinds, with built in wardrobes, carpet flooring and a central heating radiator.

### Bedroom Four

A practical fourth bedroom offering a window to the front elevation, carpet flooring and a central heating radiator.

### Family Bathroom

Fitted with a contemporary three piece suite comprising a p-shaped bath, wash hand basin with storage beneath and WC, with a heated towel rail and window to the rear elevation.

### Outside

Occupying a family friendly cul de sac location, externally the property boasts a driveway to the front providing off road parking and giving access to the integral garage. Gated access leads to a particularly private mainly laid to lawn garden not overlooked from beyond, with a patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. There is also a feature summer house boasting light and power.

### 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.

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### Making an Offer

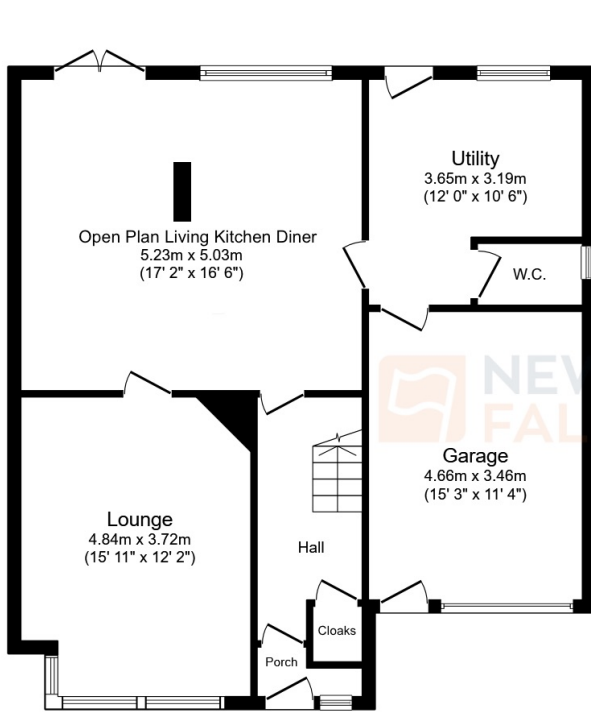
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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

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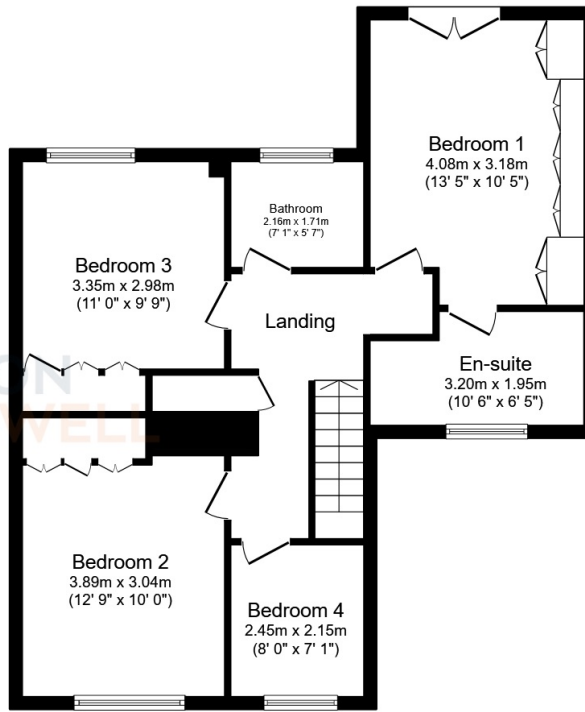






### Ground Floor

Floor area 84.4 m<sup>2</sup> (909 sq.ft.)



### First Floor

Floor area 70.8 m<sup>2</sup> (762 sq.ft.)

**TOTAL: 155.2 m<sup>2</sup> (1,671 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







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