



Fosse Way, Syston, LE7



£399,950



Key Features

- Three Bedrooms
- Traditional Bay Fronted Semi Detached Home
- Larger Than Normal Garden to Rear
- Two Reception Rooms & Breakfast Kitchen
- Perfect For Growing Families
- Popular & Convenient Location
- EPC rating TBC





WONDERFUL FAMILY HOME! - Full of character and aesthetically pleasing features including high ceilings, coving and dado rails, this bay fronted semi detached home occupies a set back position along this popular road, within close proximity to Syston Train Station, Watermead Country Park & local schooling as well as offering swift access to major road links. Benefiting from gas central heating with HIVE and double glazing, the layout includes an entrance porch and hall, two reception rooms, breakfast kitchen and guest WC, with the first floor boasting three bedrooms and a bathroom fitted with a four piece suite. Outside the property enjoys off street parking to the front with access to the attached garage, and to the rear there is a paved patio area leading to the garden beyond which is mainly laid to lawn with a variety of fruit trees and bushes. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the porch with a traditional wooden front entrance door opening into the welcoming hallway, wider than normal and offering a staircase rising to the first floor as well as a useful under stairs cupboard and characterful coving. Doors give access to the majority of the downstairs layout including the front reception room, perfect for formal dining occasions and is flooded with an abundance of natural light from a walk in bay window to the front elevation. With a coal effect fireplace, dado rails and coving. The second reception room is situated to the rear and offers sliding patio doors allowing access to the rear garden. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, space for range cooker with hood, space for appliances and pull out breakfast bar.

Completing the downstairs is a guest WC

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and the third being a practical single bedroom. The family bathroom is fitted with a four piece suite comprising a bath, shower cubicle, wash hand basin with storage beneath and WC, with complementary tiled surrounds, heated towel rail and rear elevation window.

Outside

A particular selling feature of the accommodation is the larger than average plot firstly offering a driveway to the front providing off road parking for multiple cars and giving access to the attached garage boasting light, power and shelving. Secure gated access to the side leads to the mainly laid to lawn garden featuring a patio area adjacent to the accommodation perfect for outdoor sitting and entertaining. With a variety of fruit trees including plum, apple, pear and hazelnut and red current and black current bushes. There is also outside taps and sockets, brick shed with power and fencing to boundaries.

Tenure & Council Tax

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



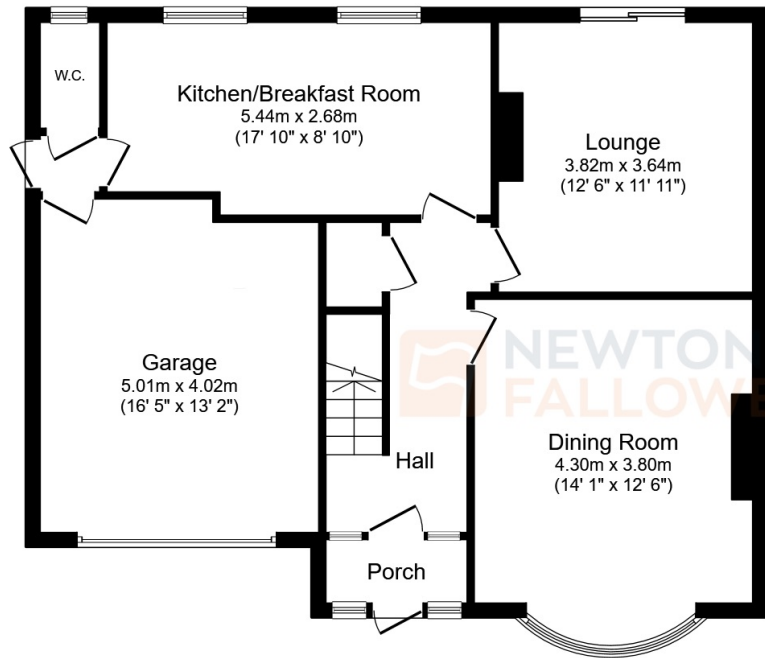
purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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

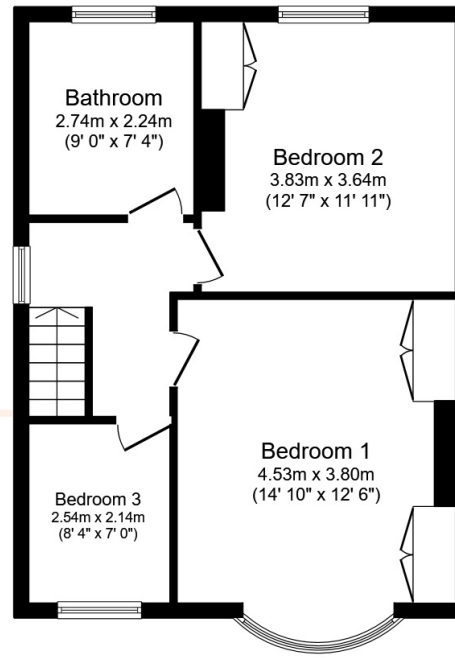






Ground Floor

Floor area 80.0 sq.m. (861 sq.ft.)



First Floor

Floor area 50.6 sq.m. (545 sq.ft.)

TOTAL: 130.6 sq.m. (1,406 sq.ft.)

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