



Saxby Drive, Syston, LE7

 4  2  2

£525,000



Key Features

- Four Well Proportioned Bedrooms
- Executive Detached Family Home
- Secure Gated Driveway & Garage
- Popular 'Plumtree Grove' Development in Syston
- Family Room Extension
- Master Bedroom With En-suite
- EPC rating U
- Freehold





RARE TO THE MARKET! - Occupying a particularly generous plot for a modern build with a secure gated driveway, carport, landscaped gardens and detached garage, this executive four bedroom detached home is located on the popular 'Plumtree Grove' development on the outskirts of Syston, perfect for growing families. Benefiting from gas central heating, privately owned solar panels and double glazing, this William Davis design includes an entrance hallway, wc, living room, home office, modern fitted kitchen, breakfast room, utility room and family room extension offering additional downstairs living space. Upstairs you will find four bedrooms (master with en-suite) and bathroom. An early viewing comes highly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation, you step into the the welcoming entrance hall offering a staircase rising to the first floor and doors to some of the downstairs accommodation including a guest WC and home office. The primary reception room is positioned around a feature fireplace and enjoys light provided by dual aspect glazing. A door leads through to the breakfast room offering a range of modern fitted units and a door to the contemporary fitted kitchen with a range of wall and base cupboards, work surfaces over, brick effect tiling, double 'Zanussi' oven, 'Lamona' hob with hood, 1.5 sink and drainer and breakfast bar. Open access then leads through to the hub of the home, the light and airy family room extension enjoying under floor heating, two velux windows with electric blinds and French doors to the garden. Completing the ground floor is a useful utility offering further storage and space for three appliances.

First Floor

Moving upstairs you will find four well proportioned bedrooms, the master bedroom enjoying the use of a built in wardrobe and offering access to it's own en-suite consisting of a shower enclosure, wash hand

basin with storage beneath and WC, with complementary tiled walls. The family bathroom is fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with tiled surrounds, heated towel rail and shaver point.

Outside

Situated on the popular 'Plumtree Grove' development on the outskirts of Syston, the plot firstly offers a driveway with secure electric gates leading to a carport and detached garage measuring 5.33m x 5.18m and boasting light, power, loft space with boarding and an electric door to the front. The landscaped rear garden is arranged for low maintenance and oozes a particularly private feel not overlooked from beyond.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

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.



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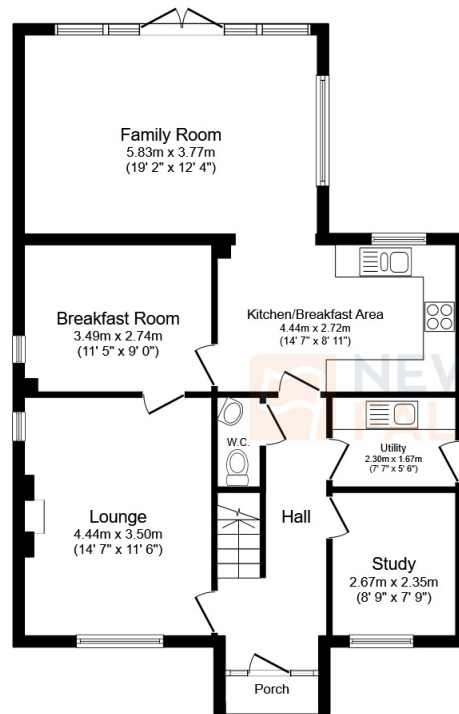
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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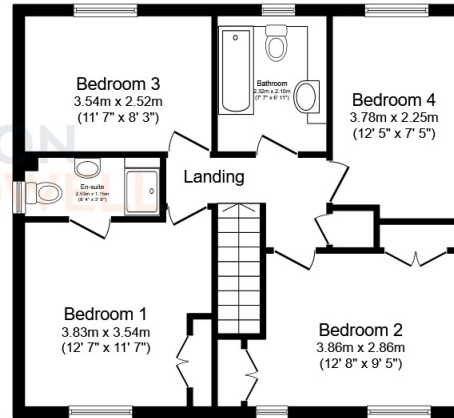






Ground Floor

Floor area 81.9 m² (882 sq.ft.)



First Floor

Floor area 58.5 m² (629 sq.ft.)

TOTAL: 140.4 m² (1,511 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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0116 366 5666
lfe@newtonfallowell.co.uk