



Blackfriars Road, Syston, LE7

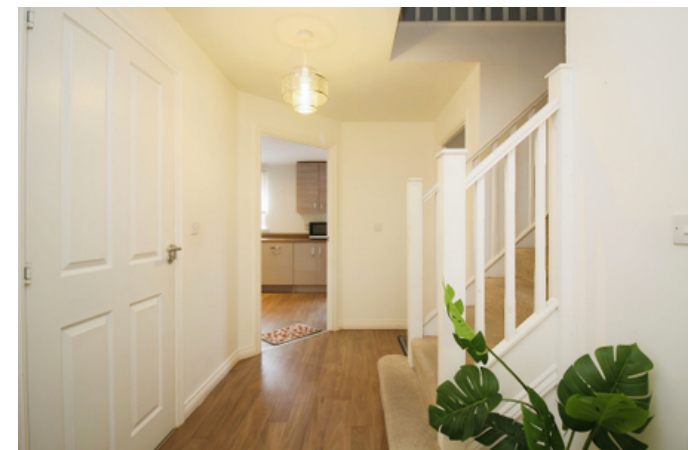
 5  3  2

£585,000

5 3 2

Key Features

- Five Double Bedrooms & Two En-suite Shower Rooms
- Executive Detached Family Home
- Particularly Desirable Position
- Available With No Upward Chain
- Larger Than Average Plot With Double Integral Garage
- Popular 'Liberty Gardens' Development in Syston
- EPC rating B





DREAM FAMILY HOME! - Enjoying a particularly desirable position at the end of a private driveway, fall in love with this five bedroom executive detached home situated on the popular Taylor Wimpey Liberty Gardens development on the outskirts of Syston. Boasting upgrades from the standard developer specification including additional tiling, vinyl flooring, upgraded kitchen package and door handles, the double glazed and gas centrally heated accommodation includes an entrance hall, wc, formal dining room/office, lounge, kitchen diner and utility, with stairs rising to the first floor landing which gives access to five double bedrooms, two en-suite shower rooms and a family bathroom. Sitting on a larger than normal plot with ample park, double integral garage and lawned rear garden. Perfect for growing families in search of a wealth of bedroom space and benefiting from the NHBC warranty, an early viewing is strongly recommend to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway offering a staircase rising to the first floor and giving access to the majority of the downstairs accommodation including a guest WC. The front reception room is perfect for use as a formal dining room or home office and is presented and offers a double glazed window to the front with made to measures shutter blinds. The neutrally decorated lounge is located to the rear of the property with carpet flooring and French doors opening out into the garden. The kitchen diner is fitted with a modern range of wall mounted and base units with complementary roll edge surfaces, inset 1.5 sink and drainer, built in 'Zanussi' double oven, four ring hob with hood, integrated fridge freezer and dishwasher. Affording ample space for table and chairs, there is French doors to the garden and access to a useful utility room

providing further storage and space for two appliances.

First Floor

Arguably one of the main features of the house is the bedroom sizes on offer, with five, sizeable double room, two of which enjoy the use of en-suite shower rooms. The family bathroom is fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiling and heated towel rail.

Outside

Enjoying a family friendly location on the popular Liberty Gardens Development in Syston, the larger than average corner plot is situated at the end of a private driveway and offers a paved driveway to the front providing off road parking and giving access to the double integral garage boasting light, power, central heating boiler and two up and over doors. There is the potential for the garage to be converted into further downstairs living space subject to necessary consent. There is also a lawned front garden, shrubbery and pathway to the front door. Gated access leads to the mainly laid to lawn garden with a variety of plants and shrubbery, patio area adjacent to the accommodation ideal for outdoor sitting and entertaining, fencing to boundaries, tap and lighting.

PLEASE NOTE: There is a charge for the maintenance of the communal areas on the development. We have been advised that this is approximately £200.00 per annum.

Tenure & Council Tax

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



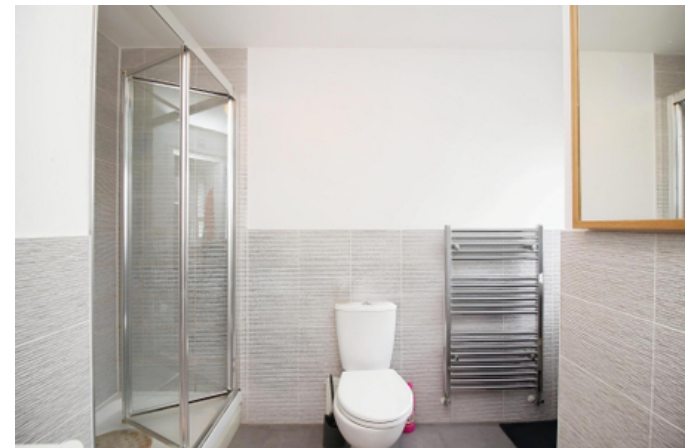
Referrals

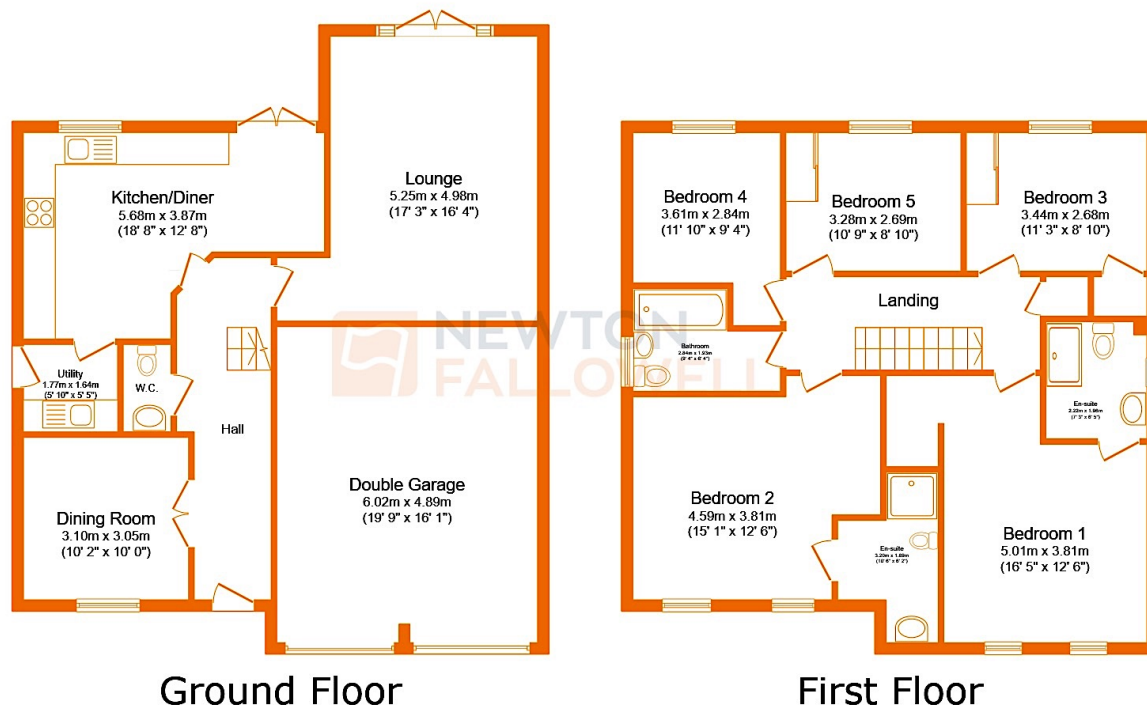
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

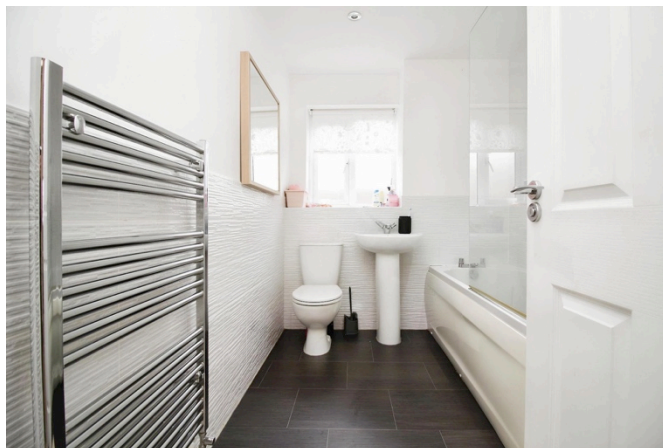
If you have a house to sell then we would love to provide you with a free no obligation valuation.







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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