



28 The Firs, Syston, LE7

 3  2  2

£550,000



Key Features

- Three Bedrooms (Master With En-suite)
- Forming Part of a Desirable Secure Gated Community
- Kitchen & Utility Room
- Allocated Parking Spaces & Detached Garage
- Detached Period Property
- Gas Central Heating
- EPC rating E





RARE TO THE MARKET! - Set within an exclusive gated community, this detached three bedroom period property offers a perfect blend of modern comforts and characterful features including high ceilings, sash windows and a feature cast iron fireplace. Originally converted into a family home in 2000 and having been owned by the same family since, the gas centrally heated layout includes an entrance hallway with guest WC, two larger than normal reception rooms, kitchen and utility room. Upstairs you will find three bedrooms (master with en-suite) and family bathroom. The plot enjoys allocated parking, detached garage and lawned rear garden. Locally listed for its historical interest but not effected by the restrictions of a full English Heritage listing, this is truly a special addition to the market that demands an internal viewing to be fully appreciated.

Ground Floor

This characterful Victorian home is entered through a timber front door into the welcoming entrance hall with wood flooring, a guest wc and a grand staircase rising to the first floor with useful storage underneath. The primary reception space offers windows to the front and rear as well as a glazed door onto the patio. At the other end of the hall is the farmhouse style kitchen fitted with a range of wood base and wall units with complementary roll edge work surfaces, tiled splashbacks, inset 1.5 sink and drainer with mixer tap and a range style oven. There is also an original cast iron fireplace, easily the focal point of the room. A door leads through to the utility room offering space and plumbing for appliances as well as useful storage cupboards one of which houses the boiler and an external stable door onto the patio. Completing the downstairs is the second reception room, larger than average in size and offering ample space for both sitting and formal dining.

First Floor

Moving upstairs, a larger than average landing presented with wood effect flooring offers ample office space and characterful exposed beams, with doors leading to all of the upstairs accommodation. The master bedroom features a characterful vaulted ceiling with dual aspect glazing and access to it's own en-suite fitted with a three piece suite. There is a further larger than normal double bedroom with dual aspect glazing and a vaulted ceiling. A further single bedroom and family bathroom complete the upstairs layout.

Outside

The property occupies a prominent position within this exclusive gated community which enjoys the use of private and fully maintained communal gardens with a picturesque setting surrounded by mature trees. There are allocated parking spaces as well as the use of a detached single garage. Set to the rear is a mainly laid to lawn garden, with paved seating area, vegetable patch and planted borders. PLEASE NOTE: There is an annual charge for the maintenance of the communal areas.

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.

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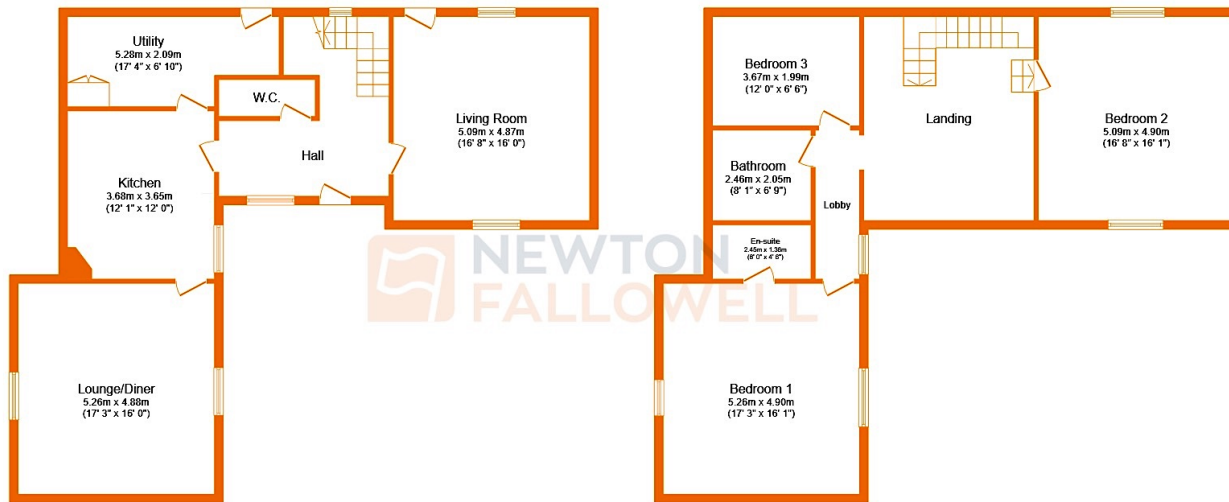
purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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

First Floor

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