



Fosse Way, Syston, LE7



£325,000



Key Features

- Two Double Bedrooms
- Extended Detached Bungalow
- Master Bedroom With En-suite/Walk in Wardrobe
- Larger Than Average Plot
- Popular Residential Location
- Available With No Upward Chain
- EPC rating TBC
- Freehold





EXTENDED BUNGALOW! - Available with no upward chain, fall in love this much improved two double bedroomed detached bungalow perfect for those looking to downsize from a larger family home. Benefiting from gas central heating and double glazing, the well proportioned and extended layout features an entrance hallway, lounge diner, sun room, study/potential bedroom, breakfast kitchen, master bedroom with en-suite and walk in wardrobe/dressing room, further double bedroom and bathroom. Situated in a popular residential location, an internal inspection is essential to fully appreciate the accommodation on offer.

Welcome to Fosse Way

Upon entry to the accommodation, you step into the welcoming entrance hallway presented with tiled flooring and offering access to some of the downstairs accommodation as well as a hatch to the loft space with partial boarding and a ladder. The reception room offers ample space for both formal dining and comfortable sitting, with a feature electric fireplace, two skylights, built in storage, window to the side elevation and sliding doors leading through to the sun room offering further sitting space and French doors opening out into the rear garden. There is also access to a study area previously used as bedroom space. A particular focal point is the breakfast kitchen fitted with a range of wall mounted and base units with complementary solid wood surfaces, inset sink and drainer with mixer tap, built in double 'Neff' oven and space for appliances. There is also a built in pantry housing the Worcester Boiler and rear access door.

Master Bedroom Suite

Another particular selling feature of the accommodation is the master bedroom, enjoying light provided by a walk in bay window to the front elevation. With built in storage, wood effect flooring and a door leading through to the en-suite fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC. There is also open access through to a walk in wardrobe area with built in

storage and a dressing table.

The bungalow also boasts a second double room enjoying a built in wardrobe and light provided by a walk in bay window. Completing the internal accommodation is the modern fitted bathroom comprising a 'Jucazzi' bath with electric seat and shower over, wash hand basin with storage beneath and WC, with complementary tiled surrounds. There is also complementary tiling, contemporary radiator and side elevation window.

Larger Than Normal Plot

Situated in a popular residential location, the plot offers a driveway to the front providing off road parking. To the rear is a particularly private rear garden not overlooked from beyond, being mainly laid to lawn and featuring a patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. With fencing to boundaries and green house.

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.

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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Free Property Valuations

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







Floor Plan

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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