



Lime Drive, Syston, LE7





£325,000



## Key Features

- Two Double Bedrooms
- Detached Bungalow
- Tucked Away Cul De Sac Position
- Upgraded Central Heating Boiler (Fitted 2020)
- Driveway & Garage
- Perfect For Someone Looking to Downsize
- EPC rating TBC
- Freehold







**NO UPWARD CHAIN!** - Boasting a conservatory extension to the rear, fall in love with this two bedroom detached bungalow enjoying a tucked away cul de sac position on the outskirts of Syston, ideal for those in search of single storey living. Benefiting from an re-fitted central heating boiler (2020), the well proportioned layout includes an entrance porch and hall, lounge, aforementioned conservatory, kitchen diner, two double bedrooms and wet room. Outside there are low maintenance gardens to the front and rear, as well as offering a driveway and single garage with electric door. An early viewing is strongly recommended to avoid disappointment.

### Accommodation

A door to the side opens into the:

### Entrance Porch

With tiled flooring and a door leading through to the:

### Entrance Hall

Giving access to the majority of the accommodation, with wood effect flooring, central heating radiator, built in airing cupboard, access to the loft space with boarding and a ladder. There is also a useful storage cupboard providing the perfect space for your coats and shoes.

### Lounge

Positioned around a feature gas fireplace, the reception room is presented with wood effect flooring and offers a central heating radiator, coving and sliding patio doors leading through to the:

### Conservatory Extension

The conservatory is a fantastic addition to the accommodation providing extra living space, with wood effect flooring, radiator, power, lighting, dual aspect glazing and French doors opening to the rear garden.



### Kitchen Diner

Affording ample space for a table and chairs, the kitchen diner 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 1.5 sink and drainer with mixer tap, space for cooker and space for three appliances. With dual aspect glazing, tiled flooring and a rear access door.

### Bedroom One

A double room offering a window to the front elevation with fitted shutters, wood effect flooring and a central heating radiator.

### Bedroom Two

A second double room offering a walk in bay window to the front elevation with shutter, wood effect flooring and a central heating radiator.

### Wet Room

Comprising a 'Mira' shower, wash hand basin and WC, with complementary tiling, spotlighting, heated towel rail and a window to the side elevation.

### Outside

Occupying a desirable cul de sac position, the plot offers a low maintenance frontage with a driveway and garage. Gated access leads through to the particularly private low maintenance garden not overlooked from beyond with a variety of fruit trees, fencing to boundaries and an outside tap.

### Garage

With light, power, side access door and an electric door to the front.

### 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





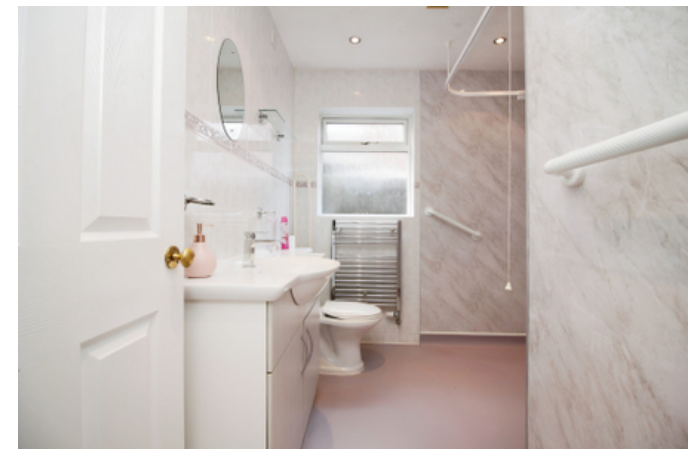
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### Free Property Valuations

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](http://www.Propertybox.io)





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