



Mostyn Avenue, Syston, LE7

 4  2  3



£350,000



## Key Features

- Totally Transformed & Significantly Extended
- Four Well Proportioned Bedrooms
- Semi Detached Dormer Bungalow
- Detached Garage to the Rear
- Popular Residential Location
- Downstairs Office/Potential Fifth Bedroom
- EPC rating TBC
- Freehold







**SIGNIFICANTLY EXTENDED FAMILY HOME!** - Totally transformed and extended, walk in and be surprised by this four bedroom semi detached dormer bungalow offering improved and well proportioned accommodation across two floors, perfect for growing families due to be within walking distance to local schooling as well as Syston Town Centre. Benefiting from gas central heating and double glazing throughout, the layout boasts two reception rooms, breakfast kitchen, utility room, home office/playroom/fifth bedroom. A bedroom and 'Jack n Jill' bathroom complete the ground floor. Upstairs you will find three further bedrooms (the master bedroom enjoying the use of built in wardrobes) and shower room. The plot enjoys a low maintenance front garden, garage and landscaped rear garden. This home is in a 'ready to move into' condition and an immediate viewing comes highly recommended.

### Ground Floor

Entering through the front door you step into the reception room currently being used as a formal dining room offers a door through to the breakfast kitchen 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 range cooker fitted hood and integrated fridge freezer. Enjoying the use of a breakfast bar, there is a door leading through to the useful utility providing further storage and space for appliances. A particular selling feature is the extended lounge set at the back of the home and enjoying French doors opening to the rear garden. Moving back to the front of the home, an inner lobby gives access to a staircase to the first floor and door to the downstairs bedroom which offers access to a 'Jack n Jill' shower room. An additional reception room/bedroom completes the ground floor ideal for use as a

office/playroom/fifth bedroom.

### First Floor

Moving upstairs, a landing gives access to three practical bedrooms, the master bedroom enjoying the use of built in wardrobes and offering the potential for an en-suite to be added in subject to necessary consent. Completing the upstairs is the family bathroom fitted with a modern three piece suite comprising bath, wash hand basin and WC, with complementary tiling, spotlighting and a heated towel rail.

### Outside

Situated in a popular residential location, the plot offers front hedging creating a degree of privacy with a gravelled front garden and pathway to the front door. Gated access to the side leads to a detached garage measuring 6.84m x 2.88m boasting light and power. Another focal point of the accommodation is the larger than normal garden firstly offering a covered patio area perfect for outdoor entertaining with steps leading down to further outdoor sitting space. With an area of lawn, planted borders, greenhouse, fencing to boundaries, outside tap to the side and a built in play area.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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 firm's 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

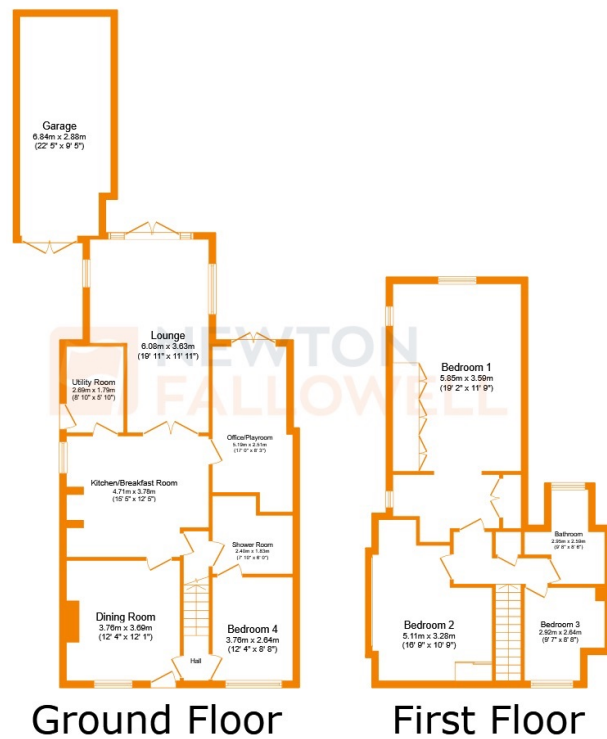
If you have a house to sell then we would love to provide you with a free no obligation valuation.











Ground Floor

First Floor

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