



Brighton Avenue, Syston, LE7



£325,000



Key Features

- Three Double Bedrooms
- Completely Renovated & Transformed
- Traditional Semi Detached Property
- Modernised Open Plan Kitchen Diner With Utility Room & WC
- Larger Than Average Plot
- Replaced Central Heating Boiler (2021)





MODERNISED FAMILY HOME! - Totally transformed and completely renovated, from a dated house to a fabulous contemporary abode, this refurbished three double bedroomed semi detached home would make an ideal for growing families and must be viewed in person to be truly appreciated. Benefiting from an upgraded boiler and radiators (Fitted 2021), replaced double glazing, oak doors throughout, made to measure blinds and replaced soffits and guttering, the 'ready to move in' accommodation in more details comprises of an entrance hall, lounge with bay, open plan kitchen diner with built in appliances and a floating ceiling with lighting. A utility room and WC complete the ground floor. Upstairs you will find three double bedrooms and a modernised bathroom re-fitted with a four piece suite. The larger than normal plot enjoys off road parking to the front, with further parking and double garage at the rear. Within walking distance to local schooling, an internal inspection is essential.

Ground Floor

Entering through the front door you step into the entrance porch providing the perfect space for your coats and shoes. With a staircase rising upstairs and a door leading to the lounge positioned around an electric fire and is flooded with natural light from a walk in bay window to the front. The heart of the home, a particular selling feature of the accommodation is the totally transformed open plan kitchen diner perfect for families and those occasions when entertaining. The kitchen area is fitted with a contemporary range of wall & base units with work surfaces over, brick effect tiled splashbacks, soft closing drawers, built in 'Bush' oven, with hob over and hood above, inset sink and drainer, space for fridge freezer (negotiable) and an integrated dishwasher. With tiled flooring, floating ceiling with lighting, built in radio connected to ceiling speakers and storage cupboard. A door leads to the

utility offering further storage, washing machine and dryer. There is also a WC.

First Floor

Moving upstairs, a neutrally decorated landing gives access to three double bedrooms, perfect for families. The family bathroom completes the first floor re-fitted with a modern four piece suite comprising a walk in shower with rainfall head, corner bath, wash hand basin with storage beneath and WC, with complementary part tiled surrounds, heated towel rail and spotlighting. There is also access to partially boarded and insulated loft space via the landing.

Outside

Occupying a convenient position being within walking distance to local schooling, the larger than normal plot firstly offers a driveway to the front providing off road parking with timber gates opening to further parking. The rear is arranged for low maintenance and offers the potential for someone to add their own stamp to the property. With fencing to boundaries and access to a detached double garage measuring 6.14m x 4.98m with light, power, door to the front and access to a useful storage room measuring 1.88m x 3.45m.

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.



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

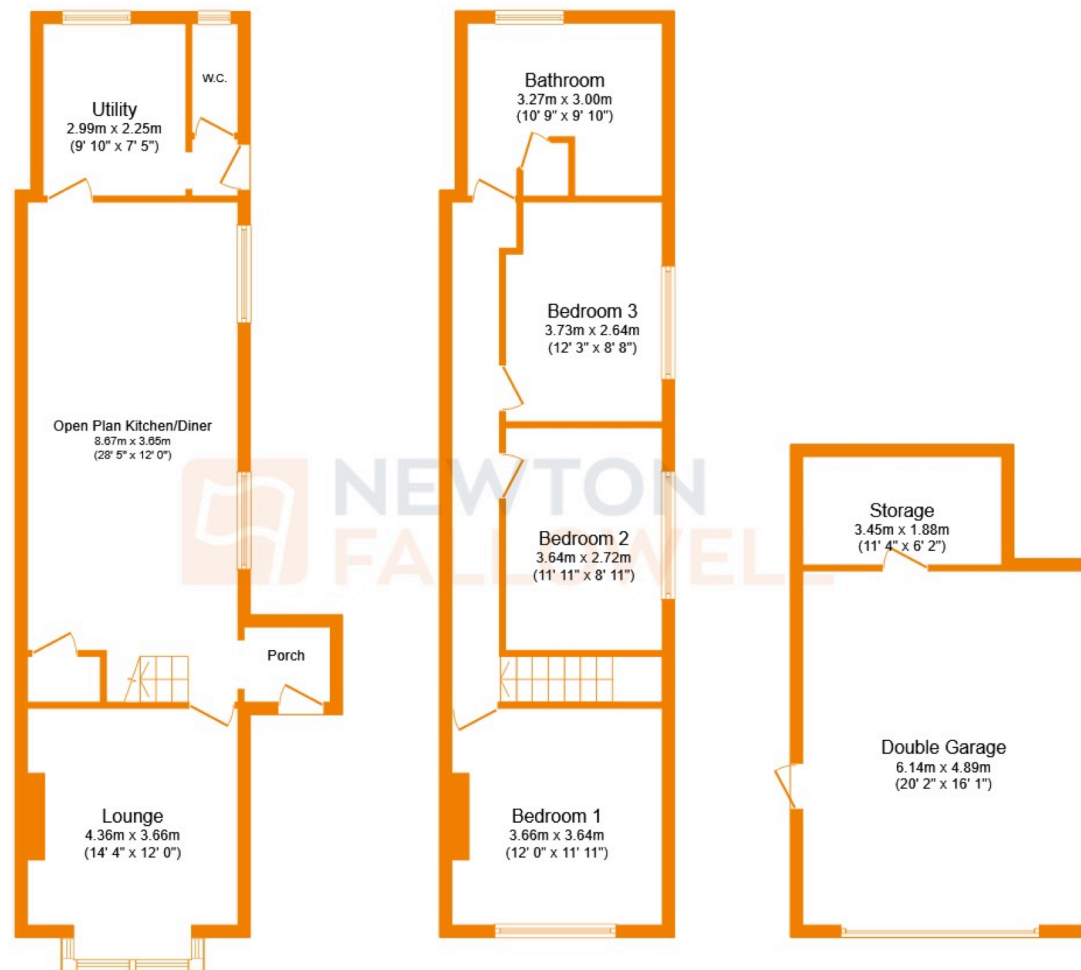
referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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 Floor Plan 3

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

