



Wren Close, Syston, LE7



Guide price £280,000



Key Features

- Three Bedroom Semi Detached Home
- Larger Than Normal Corner Plot
- Driveway & Detached Garage
- Gas Central Heating & Double Glazing
- Popular 'Hobby Horse' Development in Syston
- Ideal Family Home or First Purchase





LARGER THAN AVERAGE CORNER PLOT! - Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with this three bedroom semi detached home offered to the open market for the first time in over 20 years. Ideal for first time buyers or growing families, the gas centrally heated and double glazed accommodation includes an entrance hall, lounge, kitchen with built in appliances and breakfast bar. Upstairs you will find three bedrooms and a contemporary fitted bathroom. Conveniently located for access to major road links, the plot offers a driveway providing parking giving access to the single garage, with an enclosed lawn garden. Benefiting from an upgraded boiler fitted in 2021, an early viewing is strongly recommend to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance hall offering a staircase rising to the first floor and doors to all of the ground floor accommodation including the reception room flooded with natural light provided by a window to the front and side elevation. With carpet flooring, central heating radiator and a useful built in cupboard. The re-fitted kitchen offers a range of wall mounted and base units with complementary work surfaces over with features including an inset sink and drainer with mixer tap, 'Beko' oven, four ring gas hob with extraction hood above, integrated fridge freezer and dishwasher and space for washing machine. There is also a breakfast bar, wall mounted central heating boiler (Fitted 2021), dual aspect glazing and a door leading to the garden.

First Floor

Moving upstairs you will find three well proportioned bedrooms, one of which boasts a built in dressing table and wardrobe. Completing the first floor is the bathroom fitted with a modern three piece suite comprising a bath with shower, wash hand basin and WC, with complementary tiled surrounds.

Outside

Occupying a prominent corner position, the larger than normal plot offers a front garden with pathway leading to the front door. Gated access leads to a mainly laid to lawn garden oozing a particularly private feel, with fencing to boundaries and a variety of plants and shrubbery. There is also access to a garage measuring 5.48m x 3.09 with a driveway in front providing off road parking.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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.

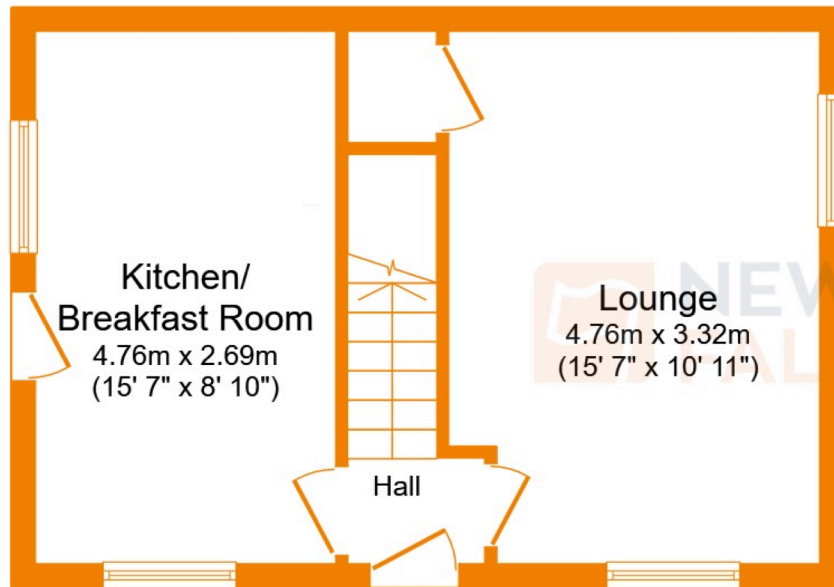
Free Property Valuations

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

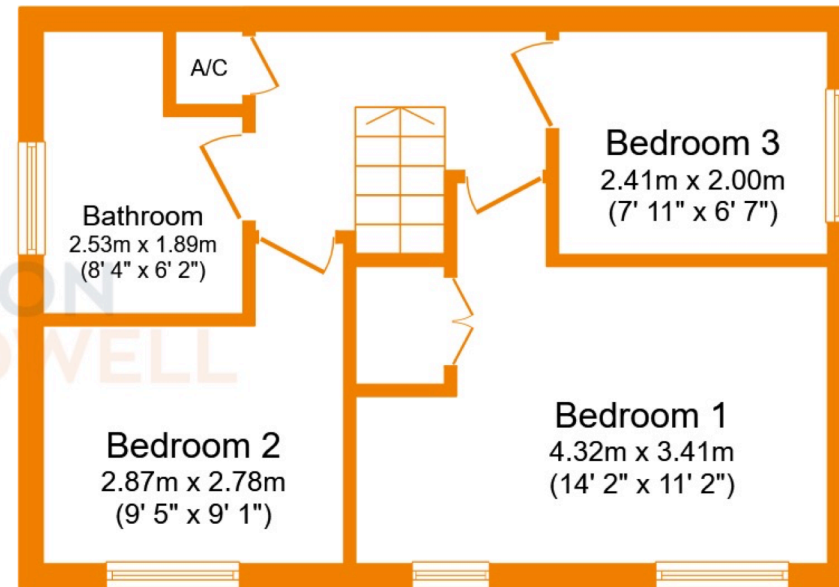








Ground Floor



First Floor

