



Lime Drive, Syston, LE7



Guide price £290,000



Key Features

- Two Bedrooms
- Detached Bungalow
- Available With No Upward Chain
- Renovated Interior
- Sought After Cul De Sac Position
- Ideal For Those Looking to Downsize
- EPC rating D
- Freehold





REFURBISHED DETACHED BUNGALOW! - Boasting a conservatory extension to the rear, fall in love with this much improved and contemporary styled 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 gas central heating, replaced flooring throughout, neutral decor and double glazed windows, the well proportioned layout includes an entrance hall with two built in cupboards, reception room, aforementioned conservatory, modern kitchen, two bedrooms and a shower room. Outside there is a driveway to the front providing off road parking with a low maintenance garden at the rear. In 'ready to move in' condition, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hallway

A welcoming entrance to the property offering two useful storage cupboards, one providing the perfect space for for your coats and shoes and the other being an airing cupboard. With wood effect flooring and a door leading through to the:

Lounge Diner

Affording ample space for both sitting and dining, the refurbished reception room is flooded with natural light from a double glazed window overlooking the front elevation. With wood effect flooring, two central heating radiators and a door leading to the:

Inner Hall

Giving access to the majority of the accommodation.

Kitchen

Fitted with a modern range of wall mounted and base

units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in oven, four ring gas hob with hood above, wall mounted boiler and space for appliances. There is also a side access door leading outside.

Bedroom One

A neutrally decorated double room presented with replaced carpet flooring and offering a double glazed window to the rear elevation. There is also a central heating radiator.

Bedroom Two

A neutrally decorated second bedroom offering replaced carpet flooring, central heating radiator and patio doors opening into the:

Conservatory

A fantastic addition to the accommodation providing additional living space, ideal for formal dining or further sitting. With dual aspect glazing, tiled flooring and a door leading to the garden.

Shower Room

Fitted with a modern white three piece suite comprising a walk in shower, pedestal wash hand basin and WC, with complementary tiled surrounds. There is an extractor fan, replaced flooring and a window to the side elevation.

Outside

Occupying a quiet cul de sac location, the plot firstly offers a low maintenance frontage providing off road parking with timber gates opening to provide access to the rear where a low maintenance split level garden can be found oozing a particular private feel not overlooked from beyond and featuring a variety of shrubbery.

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 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 MAB 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.

Please Note

The property currently benefits from open views to the rear. This land is included within the Charnwood plan 2021-2037.







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

