



Clumber Close, Syston, LE7



Offers over £340,000



Key Features

- Three Well Proportioned Bedrooms
- Extended Detached Bungalow
- Sought After Cul De Sac Location
- Available With No Upward Chain
- Same Owner Since 1993
- Lounge Diner & Breakfast Kitchen
- EPC rating D
- Freehold





DESIRABLE LOCATION! - Having been occupied by the same owner since 1993, this three bedroom extended detached bungalow occupies a 'superb' cul de sac location within a popular residential area of Syston, available with no upward chain. Benefiting from gas central heating and double glazing, the well proportioned accommodation in brief comprises an entrance porch and hall, I-shaped reception room, breakfast kitchen with pantry, summer room, three bedrooms and shower room. To the outside there is a driveway leading to the 23ft garage with a particularly private lawned garden to the rear. Just a short walk away from a local playing field and Syston Town centre, an immediate viewing is recommended.

Accommodation

A door to the side opens into the:

Entrance Porch

With carpet flooring and a glazed door leading through to the:

Entrance Hallway

Presented with carpet flooring, the welcoming entrance hall gives access to some of the accommodation. With a useful storage cupboard, central heating radiator and meter cupboard.

Lounge Diner

Affording space for both comfortable sitting and formal dining, the reception room enjoys light provided by a sliding patio doors to the rear garden as well as a window to the side elevation. With a feature fireplace, central heating radiators, carpet flooring, coving and TV point. A door leads 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 a built in 'Neff' oven and grill, four ring gas hob, inset 1.5 sink and drainer and space for appliances. There is also a useful pantry cupboard with shelving, rear elevation window, central heating radiator and a side access door leading through to the:

Inner Lobby

Giving access to the third bedroom and summer room.

Summer Room

A wonderful addition to the accommodation providing additional sitting space, with glazing to the front, door to the front and access to the garage.

Bedroom One

A larger than normal double room offering a window to the front elevation, with carpet flooring, wardrobes (included) and a central heating radiator.

Bedroom Two

A second double room offering a window to the front elevation, carpet flooring, central heating radiator and wardrobes (included).

Bedroom Three

Accessed via the inner lobby, the well proportioned third bedroom is presented with neutral decor and offers dual aspect glazing, carpet flooring and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a shower, wash hand basin and WC, with complementary part tiling, heated towel rail, built in cupboard and an obscure window to the side. There is also access to the loft.

Outside

Occupying a desirable cul de sac position, the plot offers a low maintenance garden with a driveway to the side providing off road parking and giving access to the garage measuring 7.05m x 4.08m and boasting light, power, electric door and a rear access door. To the rear is a lawned garden not overlooked with paved and gravelled areas. There is also a greenhouse and





shed.

Tenure & Council Tax

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

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Referrals

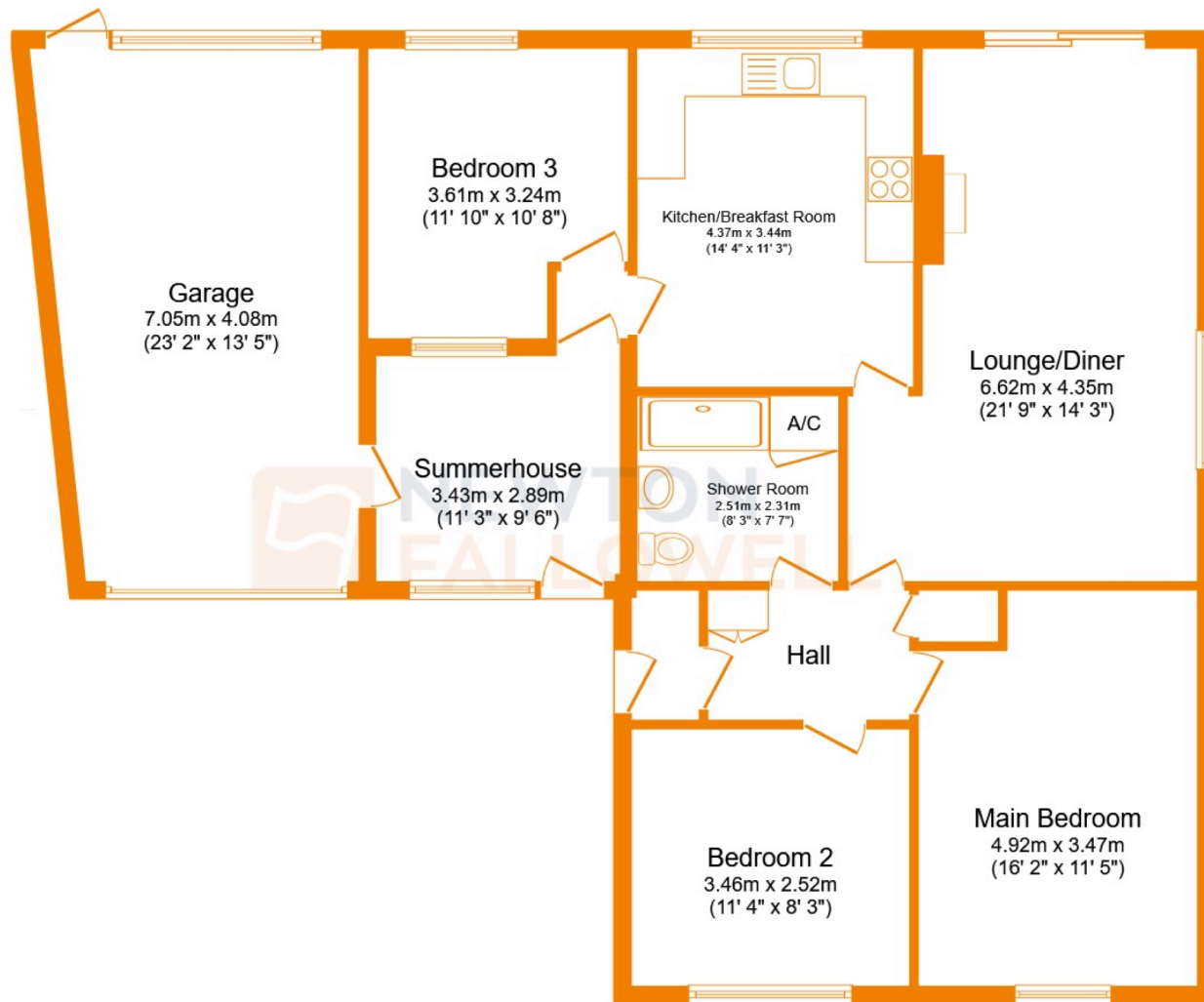
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Free Property Valuations

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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