



Sedgefield Drive, Syston, LE7



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£210,000



Key Features

- Two Bedroom Mid Terrace
- Popular 'Hobby Horse' Development
- No Upward Chain
- Allocated Parking Space
- Upgraded Central Heating Boiler (2022)
- Ideal First Purchase or Investment
- EPC rating C
- Freehold





PERFECT FIRST PURCHASE! - Occupying a favourable position on the popular Hobby Horse development on the outskirts of Syston, fall in love with this two bedroomed mid terraced property perfect for those in search of their first home or a buy to let investment. Benefiting from an upgraded central heating boiler fitted in January 2022, the accommodation includes an entrance hall, kitchen, lounge, conservatory, first floor landing, two bedrooms and a bathroom. Externally there is a lawned front garden with a low maintenance garden to the rear which is not directly overlooked from beyond. There is also an allocated parking space in a nearby block. Ideally located for major road links and available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring and offering plenty of space for your coats and shoes, the entrance hall offers a central heating radiator, wall mounted central heating boiler (Fitted January 2022) and doors to the kitchen and reception room.

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 sink and drainer, fitted extraction hood and space for appliances. With a window to the front elevation and consumer unit.

Lounge

With carpet flooring, central heating radiator, coving and a staircase rising to the first floor. Sliding doors lead to the:

Conservatory

With dual aspect glazing, wood effect flooring and doors opening out into the rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a built in cupboard.

Bedroom One

A double room offering a window to the rear elevation, storage over the stairs, carpet flooring, central heating radiator and built in wardrobes.

Bedroom Two

With a window to the front elevation, carpet flooring, central heating radiator and dado rails.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc, with tiled surrounds, central heating radiator and a window to the front elevation.

Outside

The plot offers a lawned frontage with pathway leading to the front door and a useful store. To the rear is a low maintenance garden being mostly stoned with a central pathway and shed. There is also an allocated parking space in a nearby block.

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

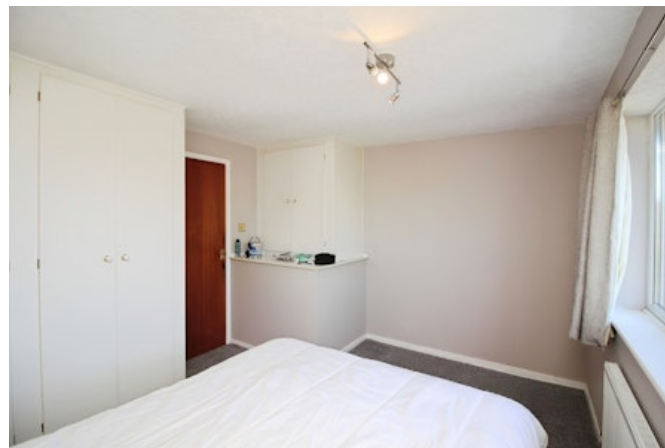
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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 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



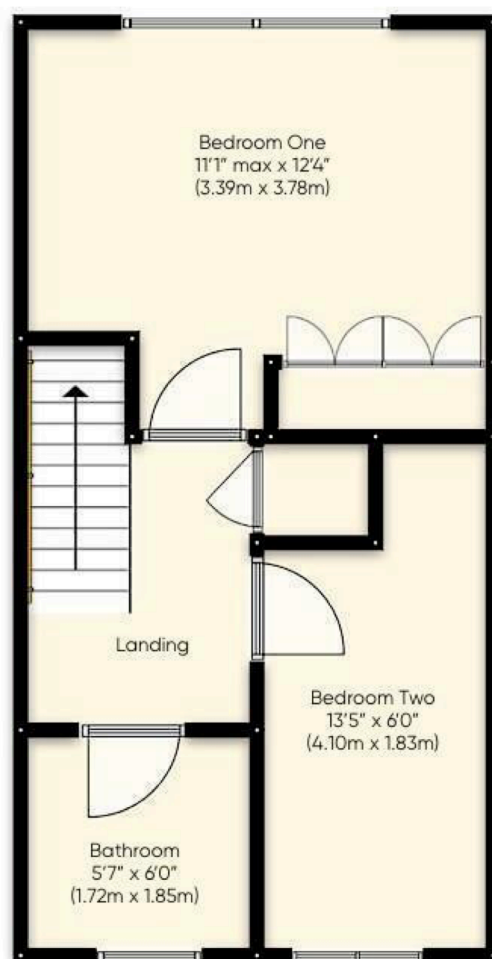
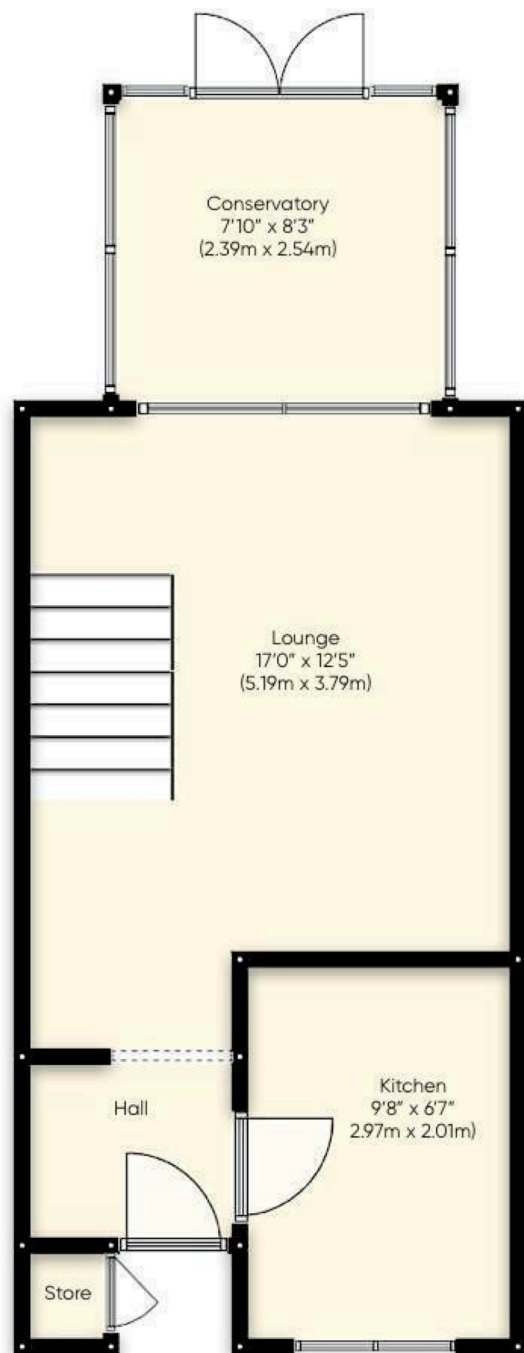
you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase 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.

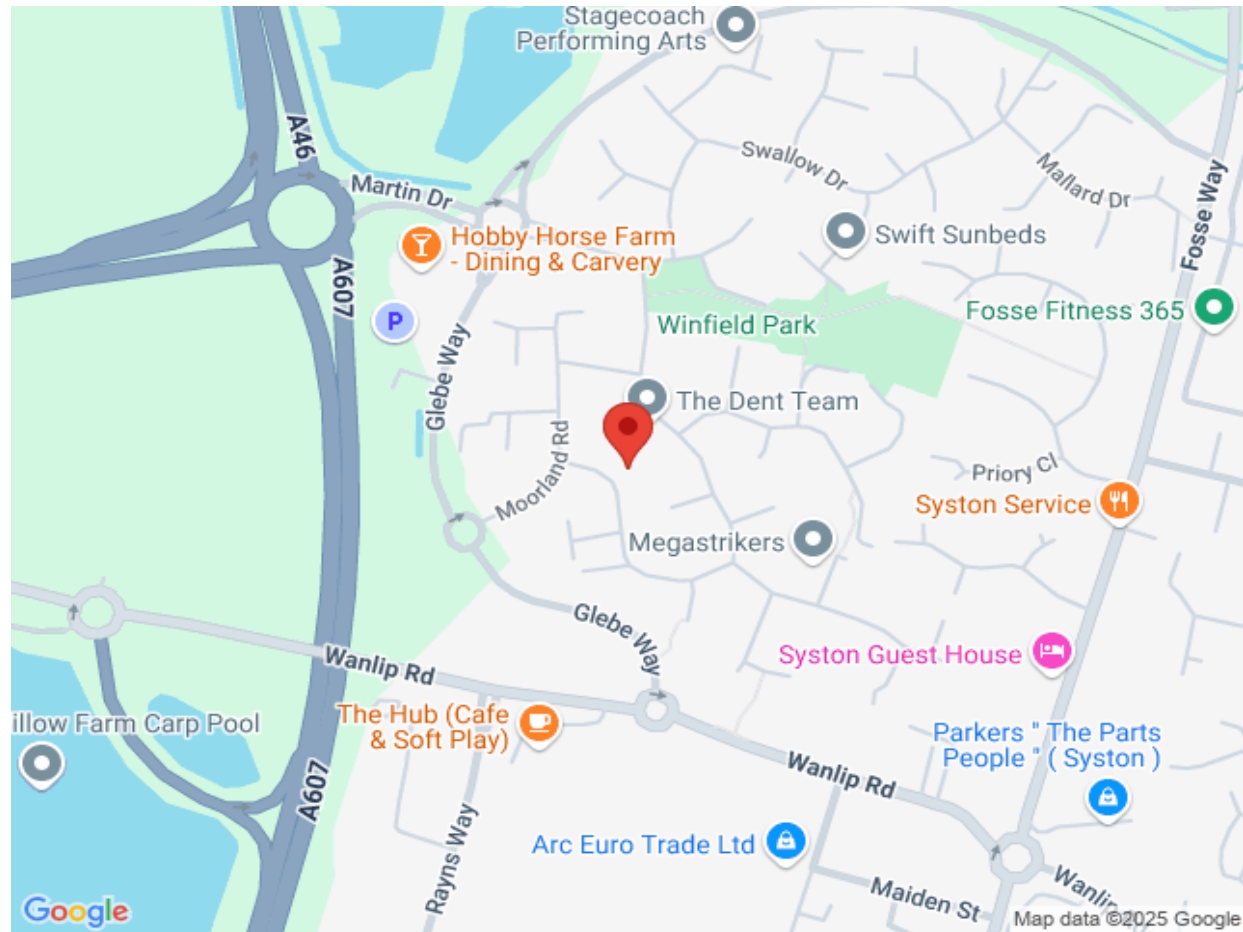
Free Property Valuations

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		