



Tentercroft Avenue, Syston, LE7



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£299,950



## Key Features

- Three Bedroom Semi Detached Bungalow
- Extended Across the Rear
- Popular Residential Location
- Landscaped Rear Garden With Cabin
- Modern Fitted Bathroom
- Gas Central Heating & Double Glazing
- EPC rating D







**EXTENDED BUNGALOW!** - Extended across the rear, fall in love with this much improved and modernised three bedroom semi detached bungalow ideal for those looking to downsize from a larger home or growing families being situated within close proximity to schooling and must be viewed in person to fully appreciate the size of the accommodation on offer. Enjoying double glazed windows and gas central heating, the layout includes breakfast kitchen, through lounge diner, inner hall, two double bedrooms, single bedroom and modern bathroom comprising a four piece suite. The plot offers a low maintenance front with a landscaped garden at the rear with timber cabin. An early viewing is strongly recommended to avoid disappointment.

### Accommodation

Side entrance door opens into the:

### Breakfast Kitchen

Enjoying the use of a breakfast bar, the refurbished kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled surrounds. Features include space for a range cooker, inset sink and drainer unit with mixer tap, upgraded concealed central heating boiler, plumbing for washing machine and space for fridge freezer and further appliances. Presented with tiled flooring, there is a window to the rear elevation, coving and glazed double door leading to the:

### Extended Through Lounge Diner

Perfect for formal dining occasions, the dining area is presented with wood effect flooring, wall mounted panel radiator, ceiling coving, feature wall and french doors to the garden. The living area is positioned around a feature fireplace with log burner, there is wood effect flooring, wall mounted lighting, television point and coving. A glazed door leads to the inner hall.

### Inner Hall

Giving access to the bedrooms and bathroom, with spotlighting, hatch to the boarded loft space and feature velux window giving natural light.

### Bedroom One

A double room enjoying light provided by a walk in bay window to the front elevation with neutral 20HC solar privacy film to provide privacy, there is carpet flooring and central heating radiator.

### Bedroom Two

A second double room enjoying a bow window to the front elevation with neutral 20HC solar privacy film to provide privacy, with carpet flooring, central heating radiator and ceiling coving.

### Bedroom Three

Offering a window to the side elevation with neutral 20HC solar privacy film to provide privacy, carpet flooring, central heating radiator and consumer unit.

### Bathroom

The bathroom has been fitted with a modern four piece suite having bath, wall mounted wash hand basin, low level WC and walk-in shower cubicle, all with complementary tiling. With a chrome heated towel rail, spotlighting, obscure side elevation window and extractor fan.

### Outside

The plot enjoys a paved front area providing potential car standing with a paved pathway to the side. A particular selling feature is the larger than average landscaped rear garden oozing a particular private feel. Firstly beginning with a patio area adjacent to the accommodation ideal for outdoor entertaining and leading to lawn area. There is decking to the back with access to a cabin and shed with power. With fencing to boundaries, planted borders and vegetable patch.

### Cabin

Enjoying dual aspect glazing (frosted panel on the side window in the cabin), there is light, power, fitted shelving and cupboards providing storage and wood effect flooring.







### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – Tax Band A. 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?

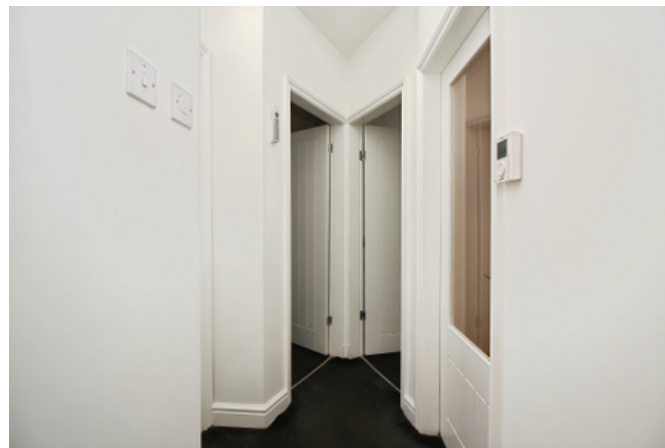
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, 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 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

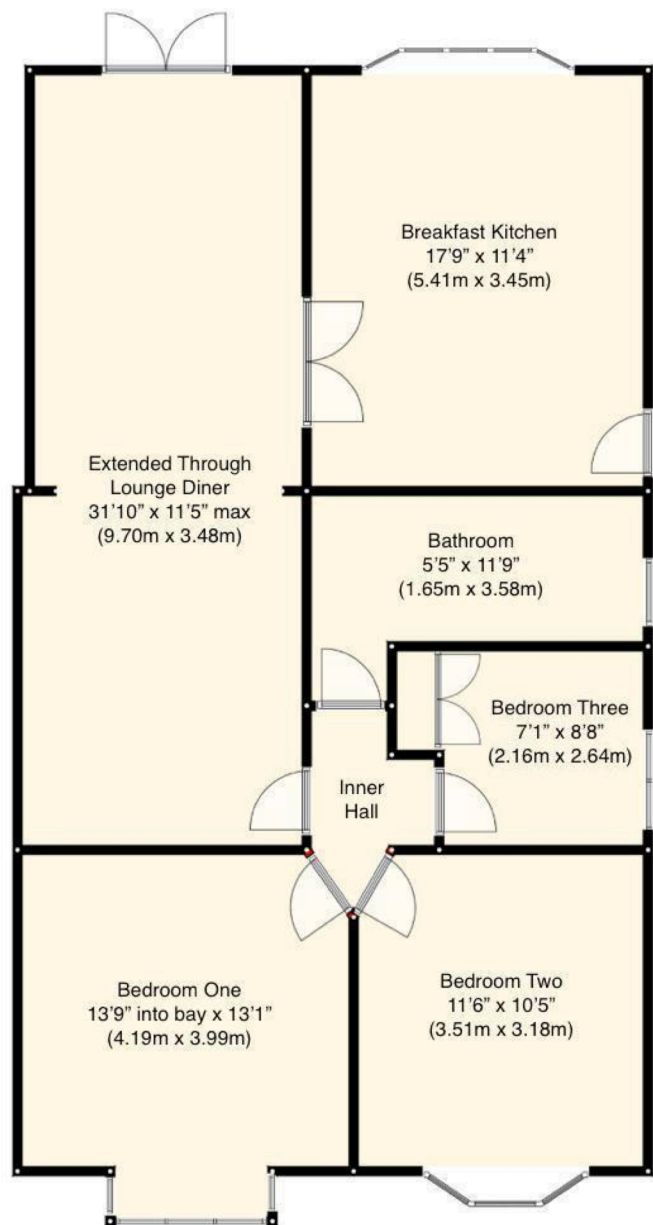
If you have a house to sell then we would love to provide you with a free no obligation valuation.















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