



Barkby Road, Syston, LE7

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£410,000



Key Features

- Four Double Bedrooms
- Link-Detached Family Home
- Two Reception Rooms & Sun Room
- Cellar Currently Being Used as a Home Gym
- Town Centre Location
- Driveway & Garage
- EPC rating TBC
- Freehold





LARGER THAN NORMAL GARDEN! - Full of character, walk in and be surprised by this four double bedroomed link-detached home situated within walking distance to an array of amenities in Syston town centre, perfect for growing families in search of a well proportioned home. Somewhat larger than the exterior would suggest, the gas centrally heated layout includes an entrance hallway, two reception rooms, sun room, modern breakfast kitchen with island, ground floor WC, utility room and access to a cellar currently being utilised as a home gym. The first floor offers four double bedrooms and a bathroom. Outside there is longer than normal garden at the rear perfect for outdoor entertaining with useful outbuildings providing an ideal storage, as well as boasting a driveway and garage to the front. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance hallway presented with tiled flooring and featuring characterful panelled walls. An internal door leads through to further hallway space offering a staircase rising to the first floor as well as a door opening to a carpeted staircase leading down to the cellar currently being utilised as a home gym. The primary reception room is flooded with natural light provided by a double glazed window to the front elevation. With an electric fireplace and carpet flooring. The second reception room is perfect for formal dining occasions with carpet flooring and doors opening into the sun room offering further downstairs space. The breakfast kitchen is fitted with a range of wall and base units and a breakfast island with solid oak surfaces. Features include an inset sink and drainer, range cooker, built in dishwasher (currently not working) and space for fridge freezer. With contemporary tiled flooring and access to a WC and utility room.

First Floor

Moving upstairs you will find four double bedrooms, two of which feature built in wardrobes. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiled surrounds. The landing also serves access to the loft space.

Outside

A particular selling feature of the accommodation is the larger than normal plot firstly offering a driveway to the front providing off road parking and giving access to the integral garage measuring 3.00m x 2.19m, providing useful storage and boasting light and power. To the rear is a mainly laid to lawn garden not overlooked from beyond, with a raised patio area and decking area perfect for formal dining occasions. With useful outbuildings and a variety of trees.

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.

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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.



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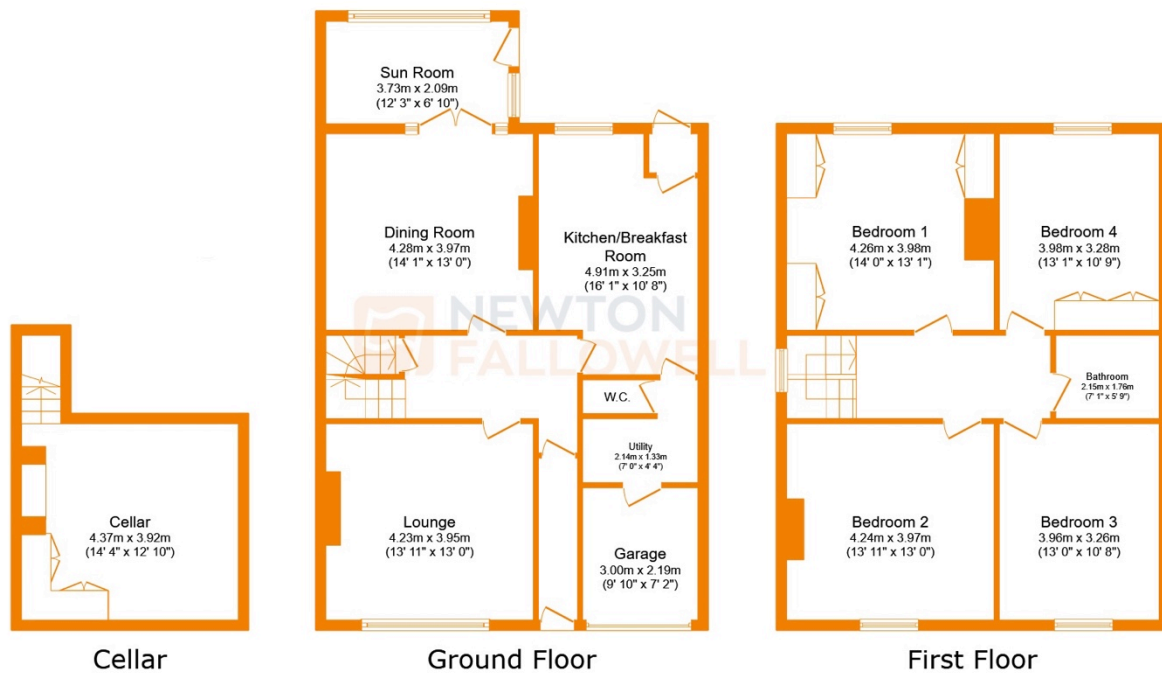
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