



Eatough Close, Syston, LE7



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£350,000



### Key Features

- Three Bedrooms (Main Bedroom With En-suite)
- Detached Family Home
- Full Length Kitchen Diner & Lounge
- Landscaped Walled Garden
- Cul De Sac Location
- Built in 2014 by Charles Church Homes
- EPC rating TBC
- Freehold







Offering a peaceful cul-de-sac position, fall in love with this three bedroom detached home situated in the highly sought after Charles Church 'Harmonia' development on the outskirts of Syston. Benefiting from gas central heating and double glazing, the accommodation includes a welcoming entrance hall, full length living room and full length kitchen diner, with stairs rising to the first floor three bedrooms and a bathroom can be found, the main bedroom of which enjoy use of their own ensuite shower room. Outside there is a walled garden. Perfect for growing families, an immediate viewing comes highly recommended.

### Accommodation

Front entrance door opens into the:

### Entrance Hallway

Presented with wood effect flooring, the welcoming entrance hallway offers a staircase rising to the first floor, central heating radiator and a useful storage cupboard under the stairs. Doors give access to all of the downstairs accommodation.

### Ground Floor WC

Fitted with a modern two piece suite comprising a WC and wash hand basin, with a double glazed window.

### Lounge 5.59m x 3.11m

The full length lounge enjoys an abundance of natural light provided by double glazed windows to the side and front, with carpet flooring, two central heating radiators and TV point.

### Kitchen Diner 5.57m x 2.71m

Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, integrated dishwasher and fridge freezer and washing machine, built in 'AEG' oven and a 'AEG' hob with extraction hood above. Affording ample space for a table and chairs,

there is a double glazed window to the front, central heating radiator, spotlighting, tiled flooring and french doors opening out into the landscaped walled garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and double glazed window.

### Bedroom One 5.61m x 3.19m

A double room enjoying the use of a built in wardrobe, with carpet flooring, central heating radiator, double glazed window and a door leading to the:

### En-suite Shower Room 1.25m x 2.25m

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and WC, with complementary tiling, double glazed window and heated towel rail.

### Bedroom Two 2.96m x 2.76m

A second double room offering a double glazed window to the front, carpet flooring and a central heating radiator.

### Bedroom Three 2.55m x 2.78m

With a double glazed window, carpet flooring and central heating radiator.

### Bathroom 1.690m x 2.55m

Fitted with a modern three piece suite comprising a bath, wash hand basin and WC, with a heated towel rail and double glazed window to the front elevation.

### Outside

Occupying a corner plot, the The front established and mature garden has selection of flowers, shrubs and trees. A driveway provides off road parking for two/three cars with access to a detached single garage with light, power and a side access door to the rear garden. The walled garden commences with a patio area with the remaining being laid to lawn. There is an outside water tap and gated access to the driveway.









### 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 satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x





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### 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

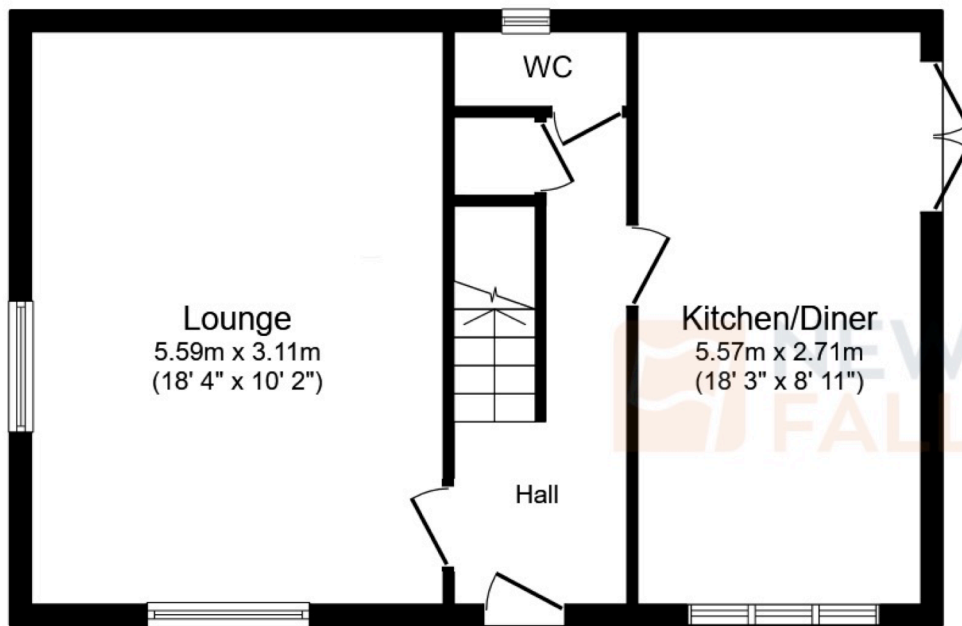
If you have a house to sell then we would love to provide you with a free no obligation valuation.





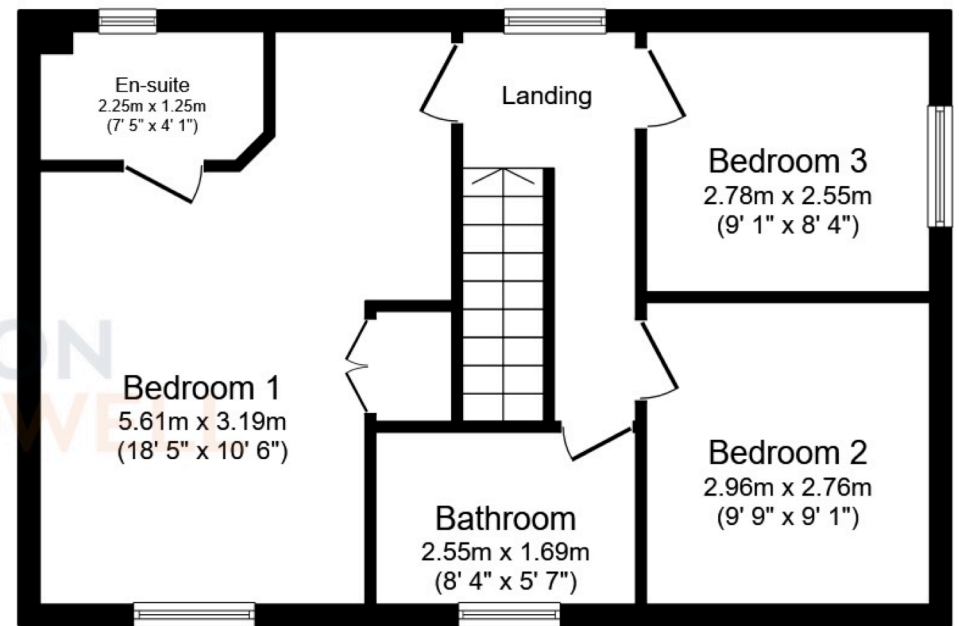






## Ground Floor

Floor area 48.9 sq.m. (526 sq.ft.)



## First Floor

Floor area 48.9 sq.m. (527 sq.ft.)

**TOTAL: 97.8 sq.m. (1,053 sq.ft.)**

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





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