



Orchard Way, Syston, LE7



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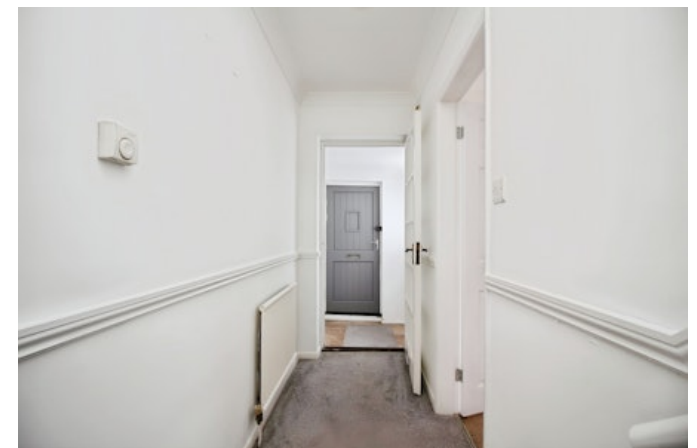
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£385,000



Key Features

- Four Bedrooms
- Detached Family Home
- Extended Reception Room
- Downstairs WC
- Highly Desirable Location
- Available With No Upward Chain
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME! – Available with no upward chain, fall in love with this four bedroom detached property offering an exciting and rare opportunity for those in search of a family home in a highly desirable area of Syston. Benefiting from gas central heating and double glazed windows, the enlarged & neutrally decorated layout includes an entrance porch, entrance hall, two reception rooms, breakfast kitchen and WC. The first floor offers four bedrooms and a bathroom, all found within the aforementioned plot which offers a driveway, integral garage and lawned gardens to the front and rear. An early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the useful entrance porch with a door opening into the welcoming entrance hall with a staircase rising to the first floor. The primary reception room offers ample space for both formal dining and comfortable sitting and features a walk in bay window to the front elevation. With neutral decor and open access through to the extension offering further downstairs living space, ideal for use as a playroom or snug. The kitchen is fitted with a range of wall and base units with complementary roll edge surfaces over, tiled splashbacks, hob with hood above, sink and drainer and space for appliances. There is access to a guest WC and integral garage boasting light, power, central heating boiler and an up and over door.

First Floor

Moving upstairs you will find four bedrooms, three of which are doubles. The family bathroom completes the first floor and is fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiled surrounds.

Outside

Occupying a family friendly location, the plot firstly offers a lawned garden with driveway to the side

providing off road parking and giving access to the integral garage. Gated access to the side leads around to the rear garden enclosed by fencing.

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 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.

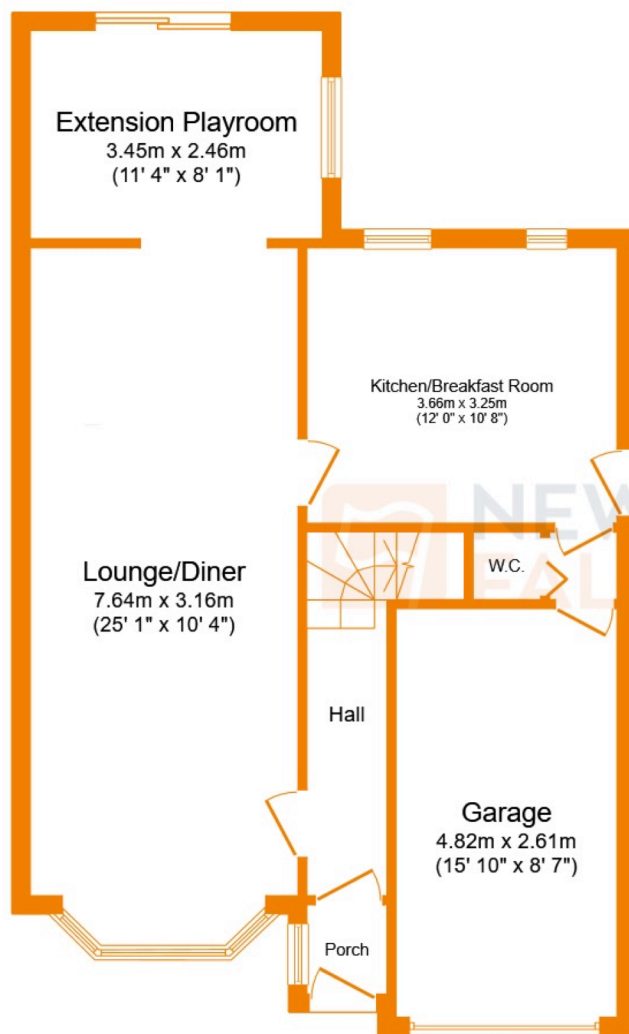
Free Property Valuations

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

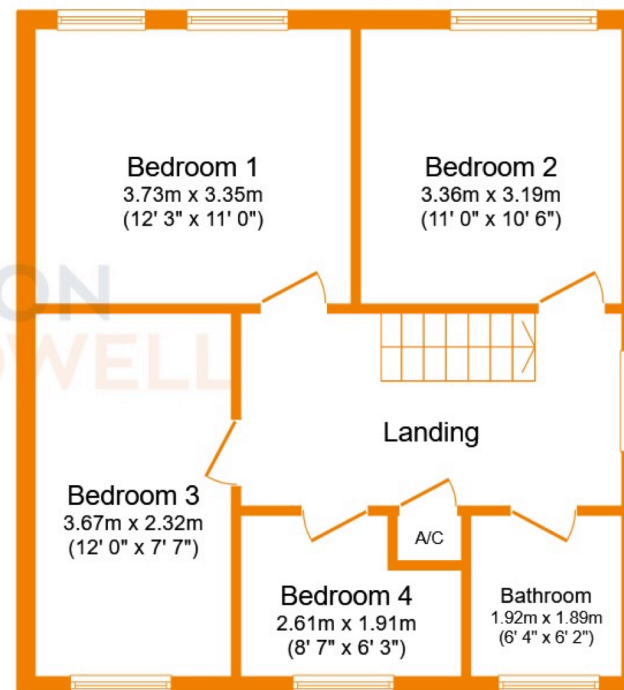








Ground Floor



First Floor

