



Teal Way, Syston, LE7



4



1



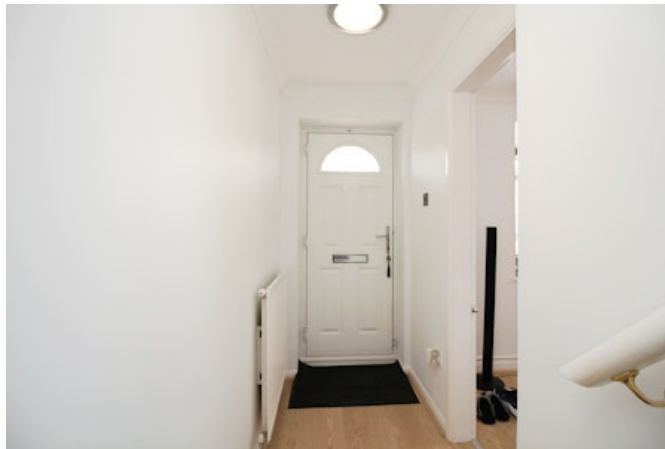
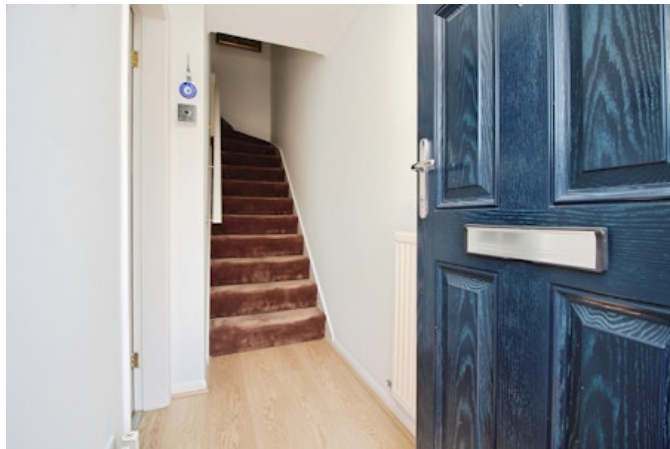
2

£375,000



Key Features

- Extended Four Bedroom Home
- Popular 'Hobby Horse' Development
- Conservatory Extension
- Upgraded Worcester Boiler (Fitted 2024)
- Driveway & Larger Than Normal Garage
- Perfect For Growing Families
- EPC rating TBC





DREAM FAMILY HOME! - Situated on the popular 'Hobby Horse' development with convenient access to the A46, this extended four bedroom property is perfect for growing families in search of additional space in a family friendly location. Benefiting from gas central heating (Boiler Fitted 2024), upgraded consumer unit (2024) and double glazing, the much improved accommodation includes an entrance hall, lounge, kitchen, dining room extension and conservatory, with stairs rising to the first floor where four bedrooms and a separate shower room can be found. To the outside the property offers a driveway providing parking leading to the integral garage, with a garden to the rear which is mainly laid to lawn. An early viewing is highly recommended to avoid disappointment.

Location

The town centre offers a wide range of shops, supermarkets, pubs, and eateries, catering to everyday needs and leisure. Local schools include Merton Primary and Wreake Valley Academy, providing quality education within easy reach. Excellent transport links are available via the A46 Leicester Western Bypass, offering convenient access to the M1 and M69 motorways, as well as the mainline railway station for commuters. With its strong amenities and connectivity, Syston has become an increasingly attractive location for those seeking a base in the East Midlands.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway offering a staircase rising to the first floor and a door leading through to the reception room positioned around a feature electric fireplace (Fitted 2025) & presented with wood effect flooring. Enjoying light provided by a walk in bay window to the front elevation, there is a useful storage cupboard under the stairs and access to the kitchen fitted with a range of wall and base units with

complementary work surfaces over. Features include an inset sink and drainer with mixer tap, built in oven and grill, four ring gas hob with hood above and space for appliances. With LED lighting and access to the dining room, perfect for those occasions when entertaining. With an internal door to the garage, Worcester Boiler (Fitted 2024) and patio doors to the garden. The conservatory is a wonderful addition to the home providing additional downstairs living space with dual aspect glazing and access to the garden.

First Floor

Moving upstairs you will find four bedrooms, two of which are comfortable doubles and boast built in wardrobes (bedroom two having wardrobes fitted in March 2024). Re-fitted in 2017 with a modern three suite, the family shower room completes the first floor and comprises of a shower cubicle, wash hand basin with storage beneath and WC, with complementary tiled surrounds and a heated towel rail.

Outside

Occupying a position on the popular 'Hobby Horse' development, the plot firstly offers a paved frontage providing off road parking with access to the integral garage measuring 5.04m x 3.39 max and boasting an electric door, light and power. To the rear is a mainly laid to lawn having been re-turfed and re-paved in 2020. Enclosed by fencing, there is a feature a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also a shed.

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



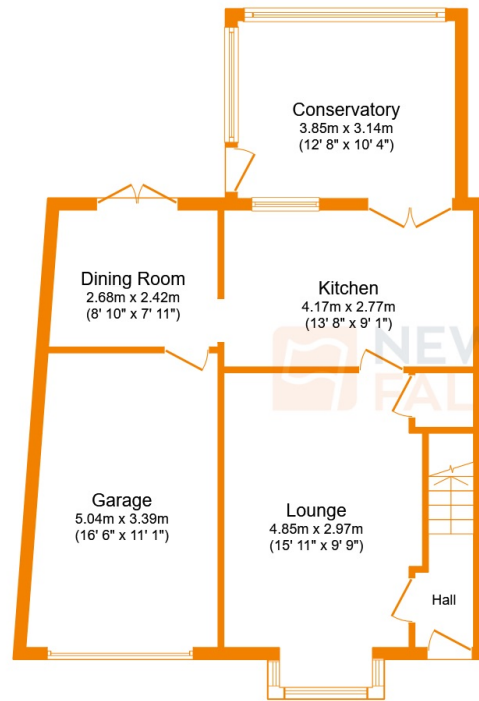
are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral 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.







Ground Floor



First Floor

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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



