MEWTONFALLOWELL



£240,000







Key Features

- Two Well Proportioned Bedrooms
- Totally Transformed & Renovated Bungalow
- Tucked Away Corner Position
- Particularly Private Landscaped Rear Garden
- Re-fitted Modern Kitchen With Skylight
- Within Walking Distance to Syston Train Station















Fall in love with this totally transformed bungalow occupying a tucked-away, setback position in a popular area, offering the perfect blend of privacy and convenience. Havina undergone a program refurbishment, the property boasts a welcoming entrance hallway, lounge with central media wall, a modern kitchen with appliances and skylight, welltwo proportioned bedrooms. and contemporary shower room. Situated with easy access to Syston Railway Station, this home is ideal for commuters. Outside, a landscaped garden provides a private outdoor space. With local amenities, shops, and excellent transport links nearby, this bungalow is an ideal choice for those seeking comfort and easy living. Viewing is highly recommended!

Welcome to your new home

Upon entry, you are welcomed by a hallway bathed in natural light, courtesy of a skylight window. With wood-effect flooring and offers excellent storage with a built-in cloaks cupboard, a second cupboard with plumbing for a washing machine, and a third housing the boiler. The lounge flows seamlessly from the hallway, with the same flooring continuing throughout. A central bespoke media wall creates a striking focal point, and French doors open into the aarden, allowing natural light to flood the space. A standout feature of the property is the recently re-fitted kitchen, which offers modern work surfaces, unit lighting, and softclosing drawers, complemented by tiled splashbacks. Features include a 'Neff' oven, 'Neff' hob with hood, 'Bosch' dishwasher, sink and drainer, and space for a fridge freezer. Skylights and spotlighting add to the kitchen's bright, airy feel. The bungalow also boasts two carpeted bedrooms, each providing a comfortable retreat, as well as a modern shower room.

Outside

Occupying a tucked-away, set-back position, this property enjoys a low-maintenance frontage with

sleeper planters, creating a welcoming first impression. Secure gated access to the side leads you to one of the home's standout features, the landscaped rear garden.

The garden offers a particularly private and peaceful atmosphere, not overlooked from beyond. A variety of vibrant plants and shrubs create a lush, colourful backdrop, while a charming wooden gazebo provides an ideal space for outdoor entertaining. The garden also features a tranquil pond and a timber shed, adding both character and functionality to this serene outdoor retreat.

Location

Located just 6 miles north of Leicester, Syston offers the perfect blend of village charm and urban convenience. With excellent transport links, including Syston Railway Station with direct trains to Leicester. Nottingham, and London, commuting is effortless. The town is well-equipped with local amenities, including shops, supermarkets, pubs, and eateries, as well as highly regarded schools like Syston Primary School and Roundhill Academy. For outdoor lovers, Watermead Country Park offers scenic trails and wildlife, while local parks provide plenty of green space. The town also benefits from easy access to major road networks like the A46 and M1, connecting you to surrounding areas. Whether you're looking for a guiet, family-friendly environment or a place with great transport links, Syston provides everything you need for modern living.

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.

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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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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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 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.

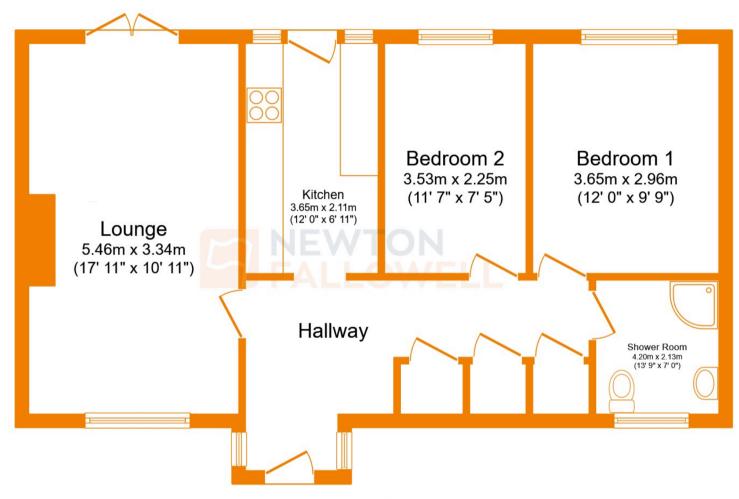
Free Property Valuations

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Floor Plan

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

