



Tentercroft Avenue, Syston, LE7



£270,000



Key Features

- Two Bedrooms
- Extended Semi Detached Bungalow
- Detached Garage to Rear
- Kitchen With Garden Room
- Available With No Upward Chain
- Gas Central Heating, CCTV & Solar Panels
- EPC rating TBC
- Freehold





Newton Fallowell are delighted to offer for sale this two-bedroom semi-detached bungalow, ideally located in the heart of Syston. Perfect for those looking to downsize from a larger family home, the property offers a well-balanced and thoughtfully designed layout with the benefit of gas central heating and solar panels. The accommodation includes an entrance hall leading to a spacious lounge diner, a fitted kitchen with open access to a bright garden room, two well-proportioned bedrooms with built-in wardrobes, and a bathroom. Outside, the property enjoys a low-maintenance front garden with a shared gated driveway leading to the rear, where a detached garage with light and power can be found. The private rear garden offers a mix of easy-care areas, planted borders, and a greenhouse. Offered to the market with no upward chain, this lovely bungalow combines comfort, convenience and a desirable Syston location.

Welcome to your new home

Upon entering the home, you are greeted by a welcoming hall with open access to the reception room, providing ample space for both formal dining and relaxed seating. A bay window and side elevation, both fitted with bespoke shutter blinds, create a bright and inviting atmosphere.

A door leads through to the kitchen, which is fitted with a range of wall and base units complemented by work surfaces, a built-in oven, hob with extractor hood, sink and drainer, wall-mounted boiler, and space for a washing machine. Open access continues into the garden room, offering additional dining or sitting space, complete with spotlighting and a door opening out to the rear garden.

The bungalow features two well-proportioned bedrooms, each benefiting from built-in wardrobes,

while the bathroom is fitted with a bath and shower over, wash basin with storage beneath, WC, tiled surrounds, and a Velux window, completing the internal layout.

Outside

The property enjoys a low-maintenance frontage with a shared gated driveway to the side, leading to the rear where there is a garage measuring approximately 4.84m x 4.89m, complete with an electric door, lighting and power. The rear garden is designed for easy upkeep, featuring a mix of low-maintenance areas, established planted borders and a greenhouse, ideal for those who enjoy gardening without the need for extensive maintenance.

Location

Tentercroft Avenue is situated moments away from Syston High Street providing access to an array of local shops, cafes and schools. Jubilee medical centre is a short walk as well as access to public transport routes which are situated at the end of the avenue. The property also falls into catchment for desirable schools located within LE7.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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

"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

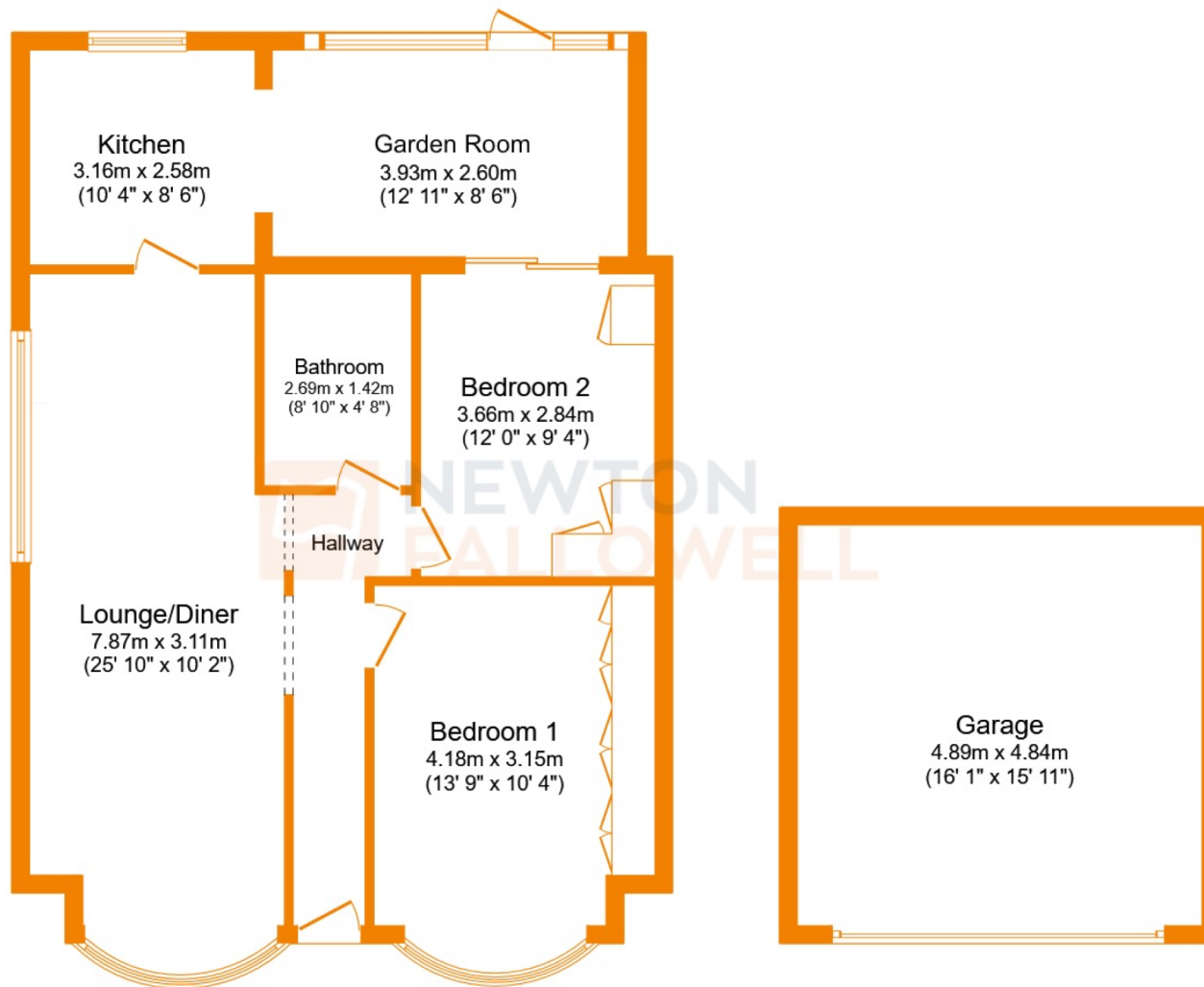


referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and 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

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





Floor Plan

Garage

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

