



Cranmer Drive, Syston, LE7



2



1



1

£210,000

 2  1  1

### Key Features

- Two double bedrooms
- End of terrace house with no upward chain
- Popular cul de sac location
- Single garage located in an adjacent block
- Full width kitchen diner and garden room extension
- Gas central heating and double glazing
- EPC rating TBC
- Freehold





Boasting a single garage and parking in a block adjacent to the home, fall in love with this two double bedoomed Georgian style end of terrace house occupying a cul de sac position in this ever popular location, ideally located for access to Syston Train Station and major road links. Benefiting from cavity wall and loft insulation, gas central heating, uPVC double glazing throughout, the property includes an entrance porch and hall, lounge, kitchen diner, garden room, first floor landing, two bedrooms and bathroom. Outside there are front and rear low maintenance gardens. Perfect for first time buyers or buy to let investors, an early viewing is strongly recommended. No Upward Chain!

### Welcome to your new home

Upon entering the home, you step into the porch, which leads through to the entrance hall featuring a staircase rising to the first floor. A door opens into the reception room, which is presented with carpeted flooring and benefits from a window to the front elevation.

The full-width kitchen diner is fitted with a range of wall and base units with complementary work surfaces, a built-in oven, hob with extractor hood, space for appliances and a wall-mounted boiler. Offering ample room for a table and chairs, the kitchen also benefits from a useful storage cupboard and a door leading through to the garden room. This additional space provides further seating alongside a utility area and features doors opening out to the garden.

### Moving upstairs

Moving upstairs you will find two double bedrooms, the master bedroom benefiting from having built in wardrobes and three windows overlooking the front elevation allowing lots of natural light to flood the room. Completing the first floor layout is the bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiling surrounds. There is also access to the loft space via bedroom one and boasts a ladder, boarding and insulation.



### Outside

Occupying a cul de sac position, the plot offers a low maintenance front garden which boasts the potential to be converted into a driveway subject to necessary consent. Gated access leads to a low maintenance garden being mostly paved with fencing to boundaries and a shed.

### Location

Syston is a vibrant village set amidst some of the county's most attractive rolling countryside, while being conveniently located just six miles north-east of Leicester city centre. The village offers a good range of shopping, leisure and recreational facilities, along with excellent access to the M1 and M69 motorway networks and the nearby Fosse Retail Park.

### 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

"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



Newton  
Fallowell



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

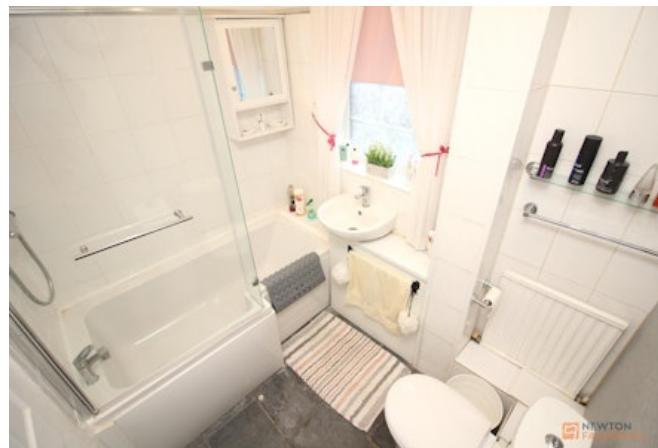
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

#### Referrals

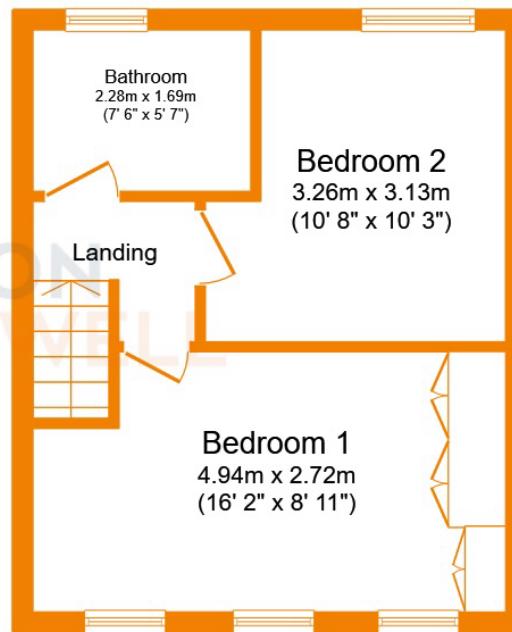
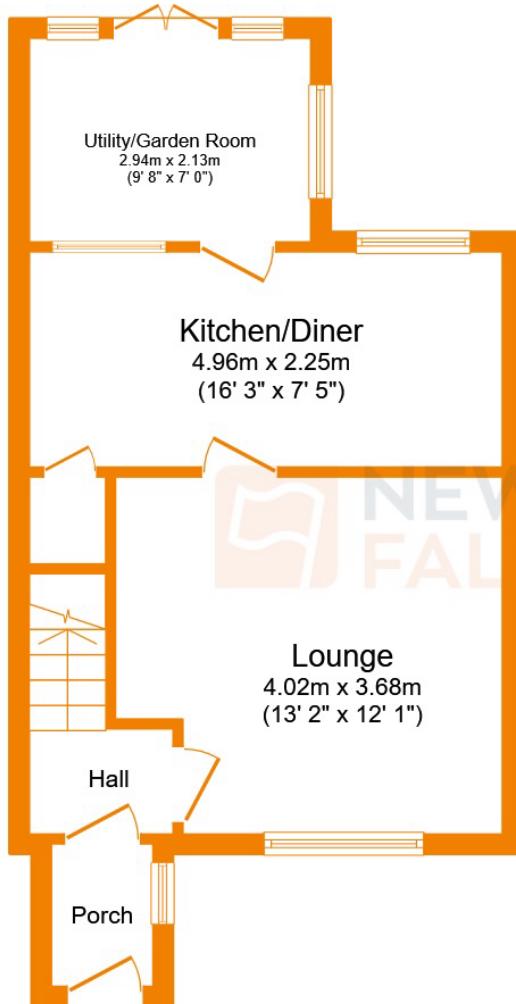
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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.







**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](http://www.Propertybox.io)



0116 366 5666

lfe@newtonfallowell.co.uk