



Barkby Road, Syston, LE7



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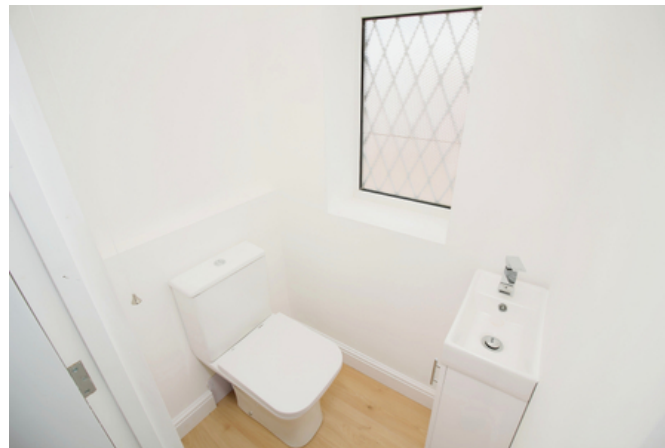


Guide price £340,000



## Key Features

- Three Double Bedrooms
- Detached Bungalow
- Renovated Interior
- Driveway & Single Garage
- Within Walking Distance to Syston Town Centre
- Available With No Upward Chain
- EPC rating E
- Freehold





Totally transformed and completely renovated, from a dated bungalow to a fabulous contemporary abode, this refurbished three double bedroom detached bungalow occupies a 'superb' location within walking distance to Syston Town Centre. Extended to the rear, the well proportioned accommodation in brief comprises an entrance hall, guest WC, lounge with picture window, rear hall with access to useful storage, modern fitted kitchen diner, three double bedrooms and a contemporary shower room. The plot boasts a driveway to the front providing off road parking giving access to a single garage, with a larger than normal garden at the rear. Available with no upward chain, an internal viewing is essential.

### Accommodation

Front entrance door opens into the:

#### Entrance Hallway & Guest WC

A welcoming entrance to the accommodation giving access to some of the downstairs accommodation. With wood effect flooring, neutral decor, spotlighting and a central heating radiator. A door leads to a contemporary fitted guest WC fitted with a two piece suite comprising a WC and wash hand basin.

#### Lounge 3.72m x 4.45m

Enjoying an abundance of natural light provided by a picture window to the rear elevation as well as a window to the side elevation, the main living space is presented with carpet flooring and offers a central heating radiator, neutral decor and wall lighting. A door leads to the:

#### Lobby

Presented with wood effect flooring, there is spotlighting, rear access door and a useful storage cupboard with a light.

#### Kitchen Diner 2.97m x 5.53m

Affording ample space for a dining table and chairs, the modernised kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include a built in 'Beko' oven, four ring 'Beko' hob with fitted extraction hood above, inset sink and drainer and space for appliances. With dual aspect glazing, wood effect flooring, central heating radiator and french doors opening out onto a patio.

#### Shower Room 3.06m x 2.13m

Fitted with a modern three piece suite comprising a walk in shower, wash hand basin and WC, with partly tiled walls, spotlighting, extractor fan and a built in cupboard housing the central heating boiler.

#### Bedroom One 3.1m x 4.54m

A double room offering a window to the front elevation, carpet flooring, central heating radiator and neutral decor.

#### Bedroom Two 3.73m x 3.31m

A second double room offering a bay window to the front elevation, with carpet flooring, side elevation window, central heating radiator, neutral decor and a built in cupboard housing the meters and consumer unit.

#### Bedroom Three 3.08m x 3.37m

A third neutrally decorated double room offering a window to the side elevation, carpet flooring and a central heating radiator.

#### Outside

Situated within walking distance to Syston Town centre, the plot firstly offers a driveway providing off road parking and gives access to the single garage measuring 4.58m x 2.86m. To the rear is a particularly private garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With a variety of plants, shrubbery and trees.

#### Tenure & Council Tax

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







Band C. 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





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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 Benjamin York at Chamelo 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.

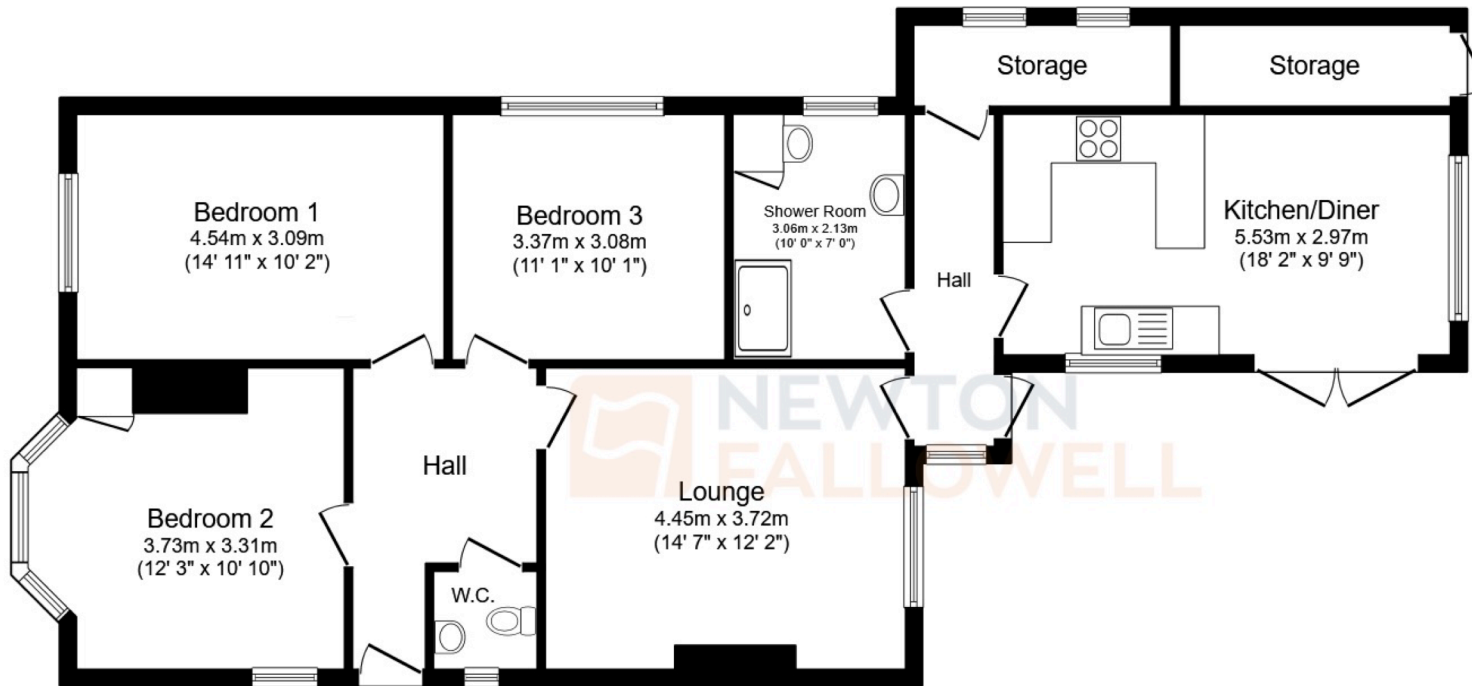
### Free Property Valuations

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



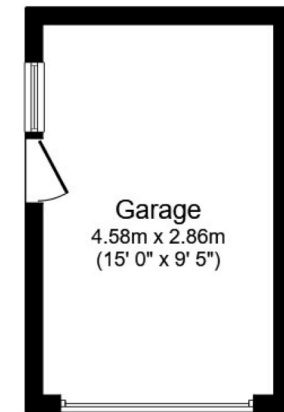






## Floor Plan

Floor area 99.8 m<sup>2</sup> (1,074 sq.ft.)



## Garage

Floor area 13.1 m<sup>2</sup> (141 sq.ft.)

**TOTAL: 112.9 m<sup>2</sup> (1,215 sq.ft.)**

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)



