



Hertford Close, Syston, LE7



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£335,000



Key Features

- Three Bedroom Detached Family Home
- Ground Floor WC
- Bedroom One With En-suite
- Driveway and Garage
- Popular 'Liberty Gardens' Development
- Need Independent Mortgage Advice - Get in Touch Today!
- EPC rating B
- Freehold





WONDERFUL FAMILY HOME! - Enjoying a desirable corner position on the increasingly popular Taylor Wimpey Liberty Gardens development on the outskirts of Syston, walk in and be surprised by this three bedroom detached house ideal for families, those in search of their first purchase or for someone looking to downsize from a larger family property. The gas centrally heated and double glazed layout comprises an entrance porch, lounge, ground floor wc, full length kitchen diner and conservatory, with the first floor offering a double bedroom with en-suite, two further well proportioned bedrooms and a bathroom. The plot offers a driveway and 19" garage to the side, with a low maintenance enclosed garden at the rear. An early viewing is strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

Presented with tiled flooring and offering the perfect place for your coats and shoes, there is a central heating radiator and a door leading to the:

Lounge

Enjoying natural light provided by dual aspect double glazed windows, the primary living space is presented with wood effect flooring. Offering two central heating radiators, ceiling coving, feature wall, staircase rising to the first floor, useful storage cupboard and doors to the kitchen and wc.

Ground Floor WC

Comprising a wc and pedestal wash hand basin, with partly tiled walls, central heating radiator and a rear elevation window.

Kitchen Diner

Fitted with a contemporary range of wall mounted and

base units with complementary work surfaces over and splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, 'Zanussi' oven with a four ing gas hob and extraction hood above, concealed 'Ideal' central heating boiler and space for appliances. With tiled flooring, central heating radiator, window to the front elevation and access to the conservatory.

Conservatory

A fantastic addition to the accommodation providing prospective buyers with additional downstairs living space. Featuring dual aspect glazing, door to the garage and french doors which open out onto the patio.

First Floor Landing

Giving access to the bedrooms and bathroom, with a hatch to the insulated loft space, central heating radiator and wood effect flooring.

Bedroom One

A double room offering a window to the front elevation, central heating radiator, TV point, feature wall and wood effect flooring. A door leads to the:

En-suite Shower Room

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds. With a central heating radiator and window to the rear elevation.

Bedroom Two

A second double room offering a window to the front elevation, carpet flooring, wardrobe space and a central heating radiator.

Bedroom Three

A practical third bedroom offering views of the rear garden through a double glazed window, with wood effect flooring and a central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath, low level wc and a pedestal wash hand basin, with partly tiled walls, heated towel rail and window to the rear elevation window.





Outside

Set behind picket fencing, there is a gravelled front garden with a driveway to the side providing off road parking leading to the attached garage. To the rear is a low maintenance garden offering a synthetic lawn and patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries, planted borders and a flood light. PLEASE NOTE: We have been advised by the seller that there is an approx charge of £220.00 per annum for the upkeep of the green spaces on the development.

Garage

Larger than average, there is an electric up and over door to the front, light, power, shelving and an insulated loft space.

To Find The Property

From our office on Melton Road in Syston proceed north and turn sharp right at the mini-roundabout onto Barkby Road. Continue along. At the roundabout, take the second exit and continue along Barkby Road. Turn right onto Blackfriars Road and then right onto Hertford Close where the property can be found.

Tenure and Council Tax

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

Money Laundering

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

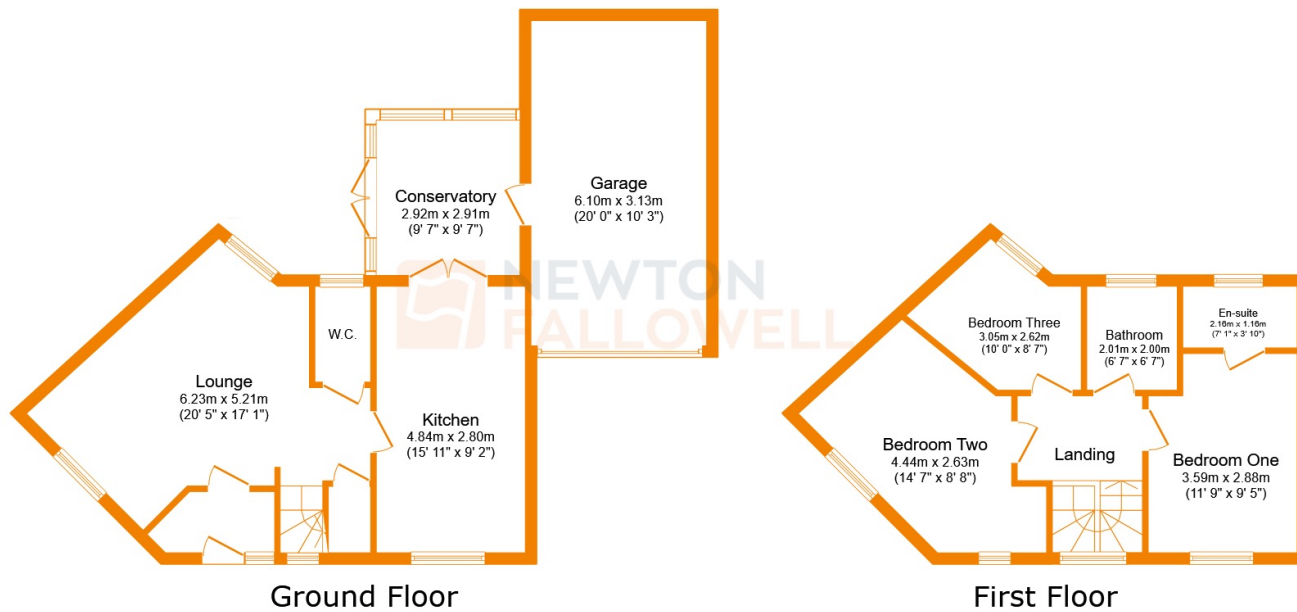
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Referrals

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.







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



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