



Dalley Close, Syston, LE7



Offers over £250,000

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Key Features

- Two bedrooms, both with built in wardrobes
- Semi detached home
- Extended L-shaped kitchen diner
- Off road parking and garage
- Highly desirable location, within walking distance to Merton school
- Potential for further extensions subject to necessary consent
- EPC rating C
- Freehold





An ideal first purchase, family home or property for someone looking to downsize, fall in love with this much improved two bedroom semi detached home occupying a highly desirable position, within walking distance to Merton Primary School. The gas centrally heated and double glazed layout includes an entrance lobby, enlarged reception room and enlarged I-shaped kitchen diner, with the first floor offering two practical bedrooms and a modern fitted bathroom. Boasting further potential for extension subject to necessary consent as many neighbouring properties have done, the plot affords a driveway at the front, garage and a mainly laid to lawn rear garden. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the home you step into the entrance lobby providing the perfect space for coats and shoes. A door leads through to the enlarged reception room presented with carpet flooring and positioned around a feature media wall. With a staircase rising to the first floor and doors open to provide access into the extended open plan I-shaped kitchen diner. Features include a double oven, electric hob and integrated microwave along with space for a washing machine. Sliding doors lead to the garden.

Moving Upstairs

Stairs rise to the first floor where a light and airy landing provides access to two well-proportioned bedrooms, both benefiting from built-in wardrobes. The modernised bathroom is fitted with a contemporary three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by a heated towel rail. The landing also offers a useful storage cupboard and access to the loft.

Outside

Another focal point of the home is plot firstly offering a driveway providing off road parking and serving access to the single garage measuring 4.98m x 2.51m. The rear garden is mainly laid to lawn, enclosed by fencing and featuring a patio



area adjacent to the home ideal for outdoor sitting and entertaining.

Location

The property is situated in the attractive town of Syston, located to the north of Leicester. Syston offers excellent connectivity, providing convenient access to Leicester city centre, Loughborough and Nottingham via the A46 and M1 road links. Syston railway station is just a short distance away, along with regular bus services.

The town itself benefits from a wide range of local amenities, including a shopping precinct, leisure centre, health centre, restaurants and pubs, a library and a church. Well-regarded local schools such as Merton Primary School, St Peter and St Paul CE Academy and Wreake Valley Academy are also within easy reach.

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.

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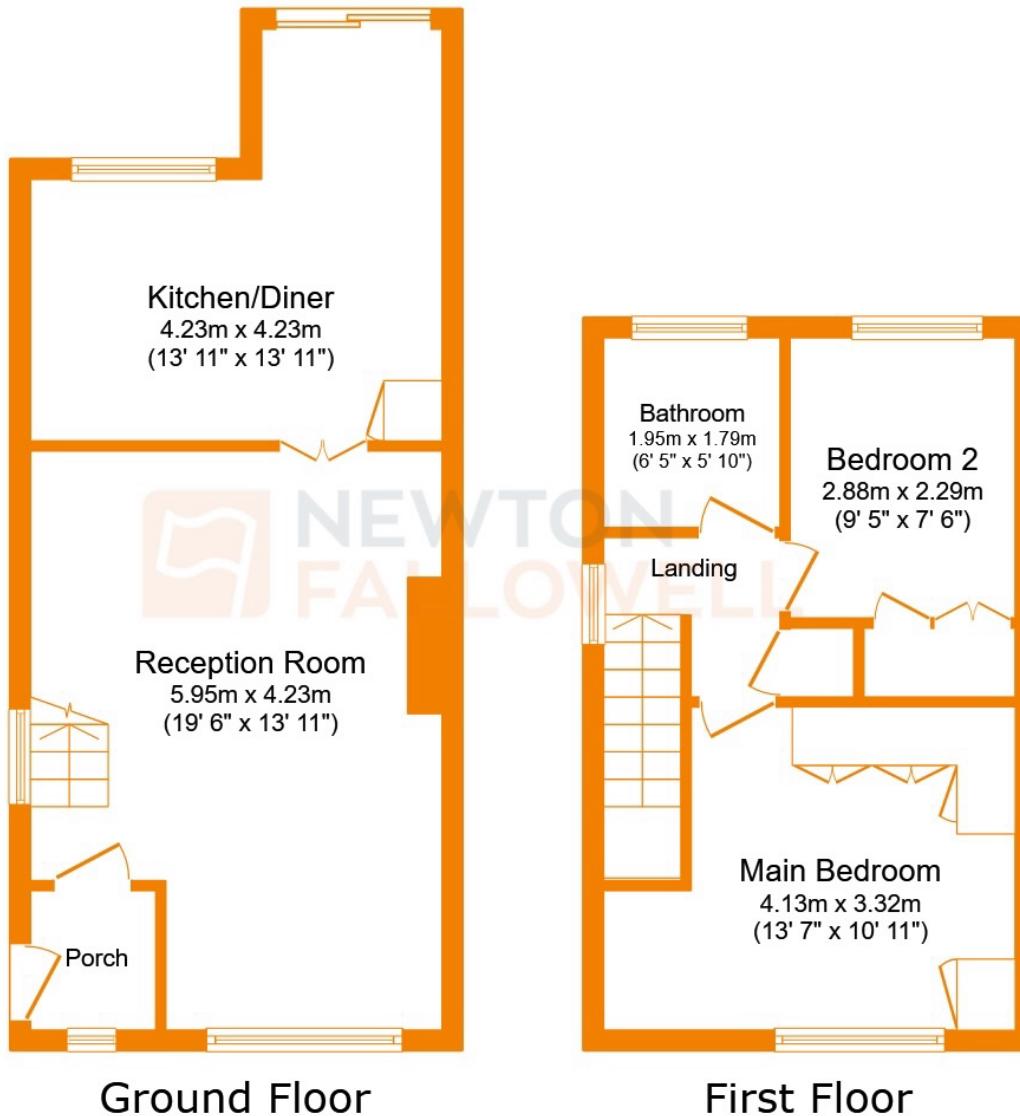
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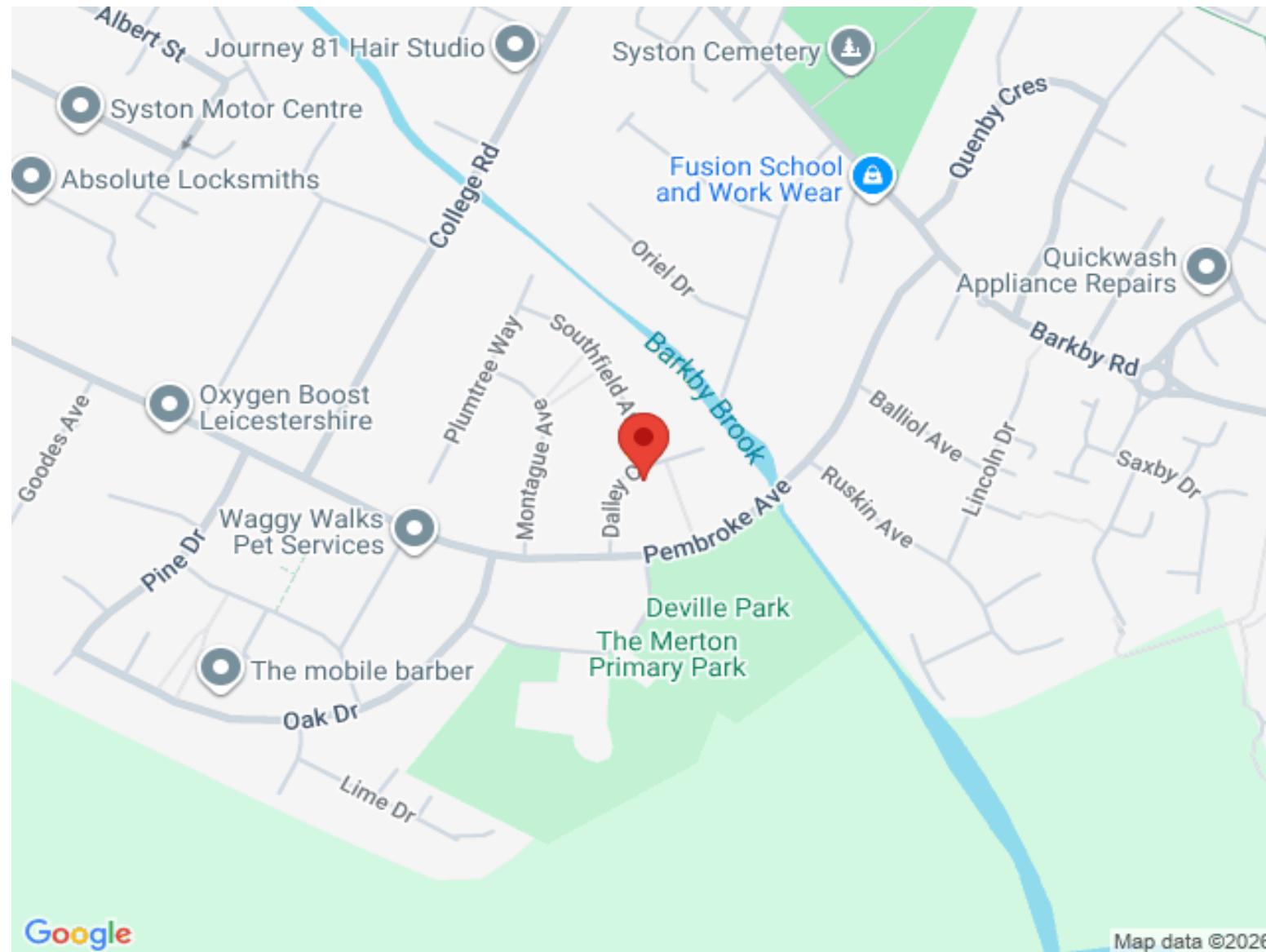
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0116 366 5666

lfe@newtonfallowell.co.uk