



Dalley Close, Syston, LE7

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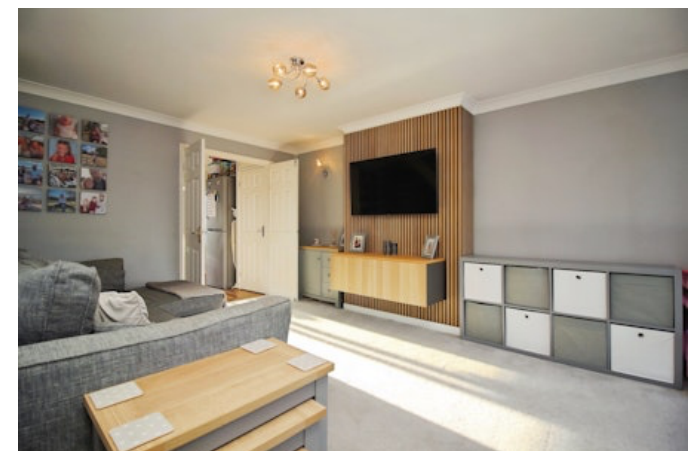


Offers over £250,000



### Key Features

- Two bedrooms, both with built in wardrobes
- Semi detached home
- Extended I-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.

### 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

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 firm's 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.



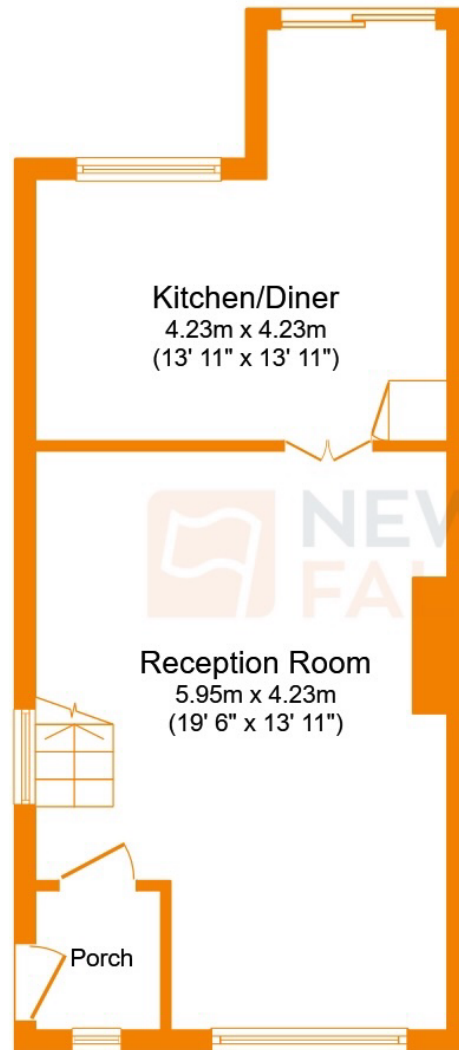




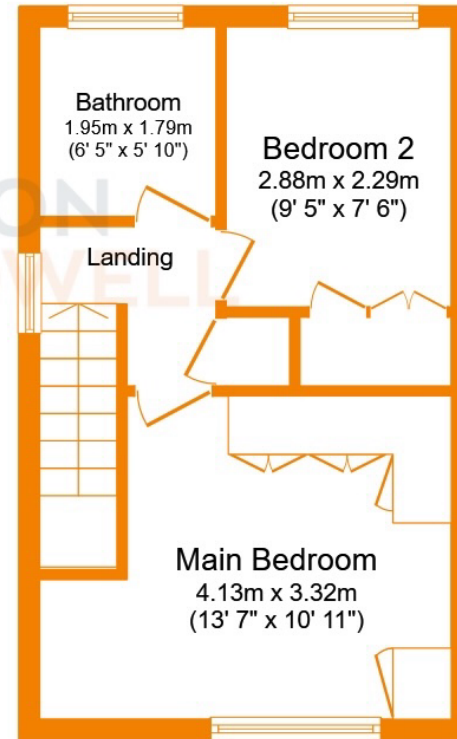








Ground Floor



First Floor



