



Brookfield Street, Syston, LE7



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£270,000



Key Features

- Three Bedroom Semi Detached Home
- Within Walking Distance to Syston Town Centre
- Extended to the Rear
- Driveway & Garage
- Ideal For Growing Families
- Gas Central Heating (Fitted 2020)
- EPC rating TBC
- Freehold





Extended to the rear, walk in and be surprised by this traditional three bedroom semi detached home set within the heart of Syston, within walking distance to the town centre. Perfect for growing families, the gas centrally heated accommodation includes an entrance porch, lounge, dining area extension and kitchen, with the first floor offering three bedrooms and a bathroom. The plot firstly offers a driveway to the front giving access to the garage, with a garden to the rear not overlooked from beyond. An internal inspection is essential to fully appreciate the potential of the accommodation on offer.

Accommodation

A door to the side opens into the:

Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch offers a door leading to the:

Lounge 6.46m x 3.26m

Positioned around a feature fireplace, the reception room offers a window to the front elevation, carpet flooring, two central heating radiators, staircase rising to the first floor and a serving hatch to the kitchen. A door leads to the:

Dining Area Extension 2.15m x 5.16m

Perfect for formal dining, there is a central heating radiator, window to the rear elevation and a rear access door. Open access leads through to the:

Kitchen 2.30m x 3.06m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks with features including an inset 1.5 sink and drainer with mixer tap, space for a cooker with fitted extraction hood and space for an under counter appliance. With tiled flooring and a central heating radiator.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring.

Bedroom One 3.26m x 3.03m

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

Bedroom Two 3.11m x 3.16m

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and built in cupboard.

Bedroom Three 2.00m x 2.51m

With a window to the front, carpet flooring and a central heating radiator.

Family Bathroom 2.33m x 2.41m

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiling, spotlighting, built in storage, central heating radiator and a window to the rear elevation.

Outside

The plot offers a driveway to the front providing off road parking and giving access to the garage, with a garden to the side and a pathway to the front door. To the rear is a particularly private rear garden not overlooked from beyond. With a decking area adjacent to the accommodation ideal for outdoor entertaining, lawn, fencing to boundaries and summerhouse.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charmwood - 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?





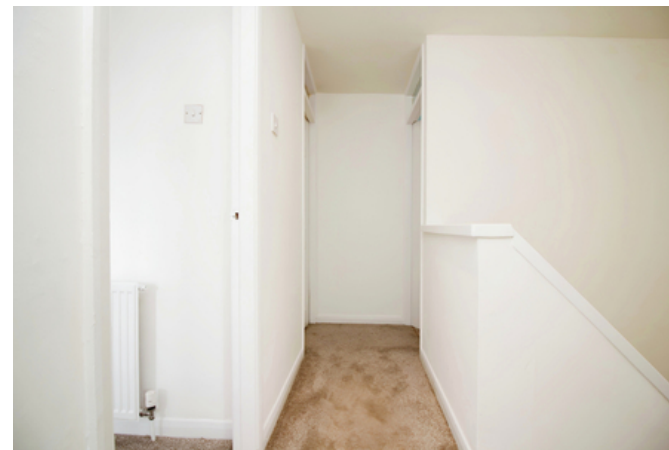
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Making an Offer

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 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

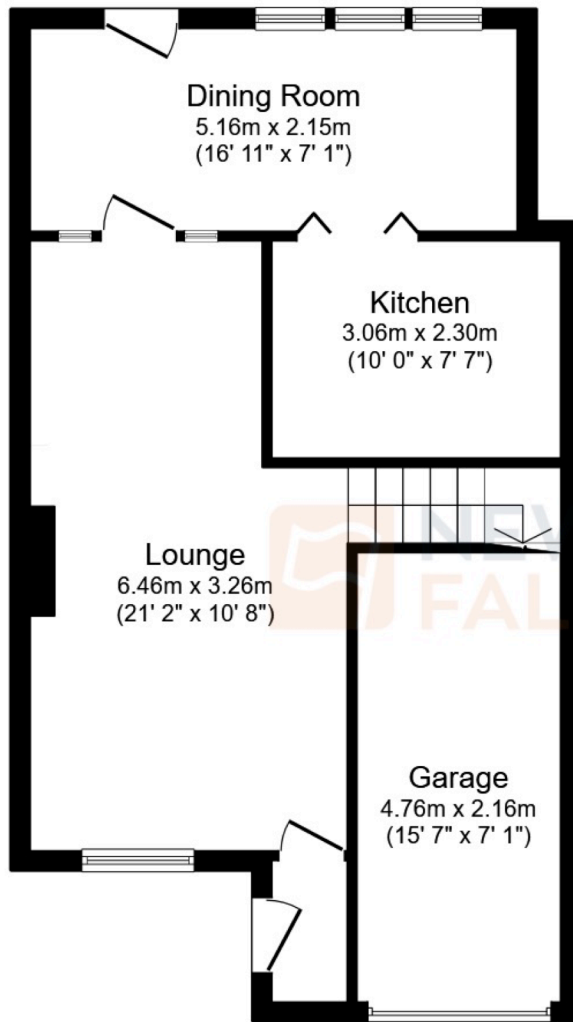
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Free Property Valuations

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

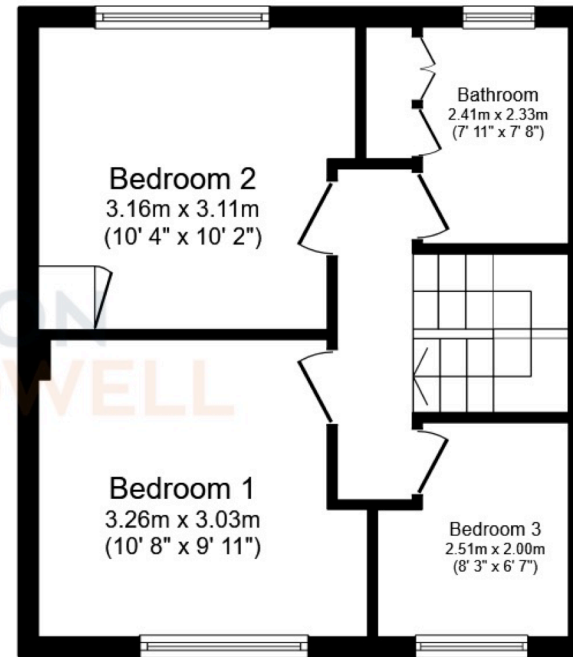






Ground Floor

Floor area 52.8 sq.m. (568 sq.ft.)



First Floor

Floor area 36.3 sq.m. (391 sq.ft.)

TOTAL: 89.1 sq.m. (959 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

