



 NEWTON

16 Clover Way, Syston - LE7 2BR
£434,950

 **NEWTON FALLOWELL**

16 Clover Way

Syston, Leicester

Having off street parking and detached garage immediately to the side, this modern four bedroom detached property is situated on the outskirts of Syston on this popular development built by 'Taylor Wimpey'. The gas centrally heated and double glazed accommodation comprises an entrance hall, ground floor WC, full length lounge and an open plan kitchen diner, with stairs rising to the first floor which offers a landing, main bedroom with en-suite, three further bedrooms and a family bathroom. Occupying a desirable set back position from the road, the plot also allows for an established rear garden oozing a particularly private feel. An early viewing is highly recommended.

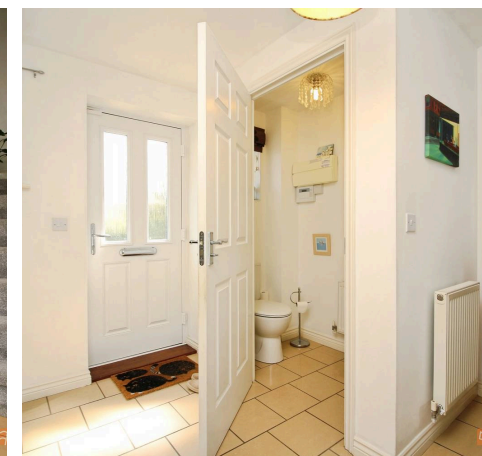
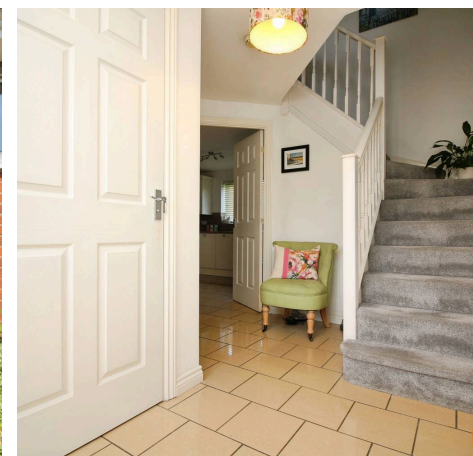
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom detached family home
- Tucked away family friendly position
- Master bedroom with en-suite shower room
- Popular residential location
- Open plan kitchen diner with utility room
- Ample off road parking and single garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating E
- Viewings strictly by appointment only!





Welcome to your new home

A welcoming entrance hallway leads into a bright and airy lounge, providing a comfortable setting for everyday living with carpet flooring and doors opening out into the rear garden. A convenient ground floor W.C. complements the well-designed layout. The contemporary kitchen/dining room forms the heart of the home, offering an excellent space for both family meals and entertaining. It is fitted with a range of wall and base units with complementary work surfaces and matching splashbacks, soft-close drawers, an integrated Zanussi oven, four-ring hob with extractor hood, 1.5 bowl sink with drainer, integrated fridge/freezer and dishwasher. Tiled flooring enhances the space, which comfortably accommodates a dining table. A separate utility room provides additional storage, space for further appliances, and external access.

Ascend to the first floor

A carpeted staircase leads to the first floor landing, providing access to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, comprising a shower enclosure, wash basin and W.C. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath, wash basin and W.C., serving the remaining bedrooms.

Outside

Set back from the road, the property occupies a pleasant position and benefits from a driveway providing off-road parking, together with a single garage. To the rear is an established garden offering a good degree of privacy, with a variety of mature shrubs, plants and trees, fenced boundaries, and a patio area adjoining the property, providing an ideal space for outdoor seating and dining.



Location

Syston is a thriving town just north of Leicester, offering an excellent range of local shopping and well-regarded schooling facilities. With a vibrant and welcoming community, the town combines everyday convenience with a strong sense of local character. Ideally positioned for commuters, Syston provides swift access to Leicester, Melton Mowbray and Loughborough, as well as the A46 western bypass, which connects directly to the M1 motorway, making travel across the region straightforward and efficient.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band E. 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 EVERYONE MORTGAGES, 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.





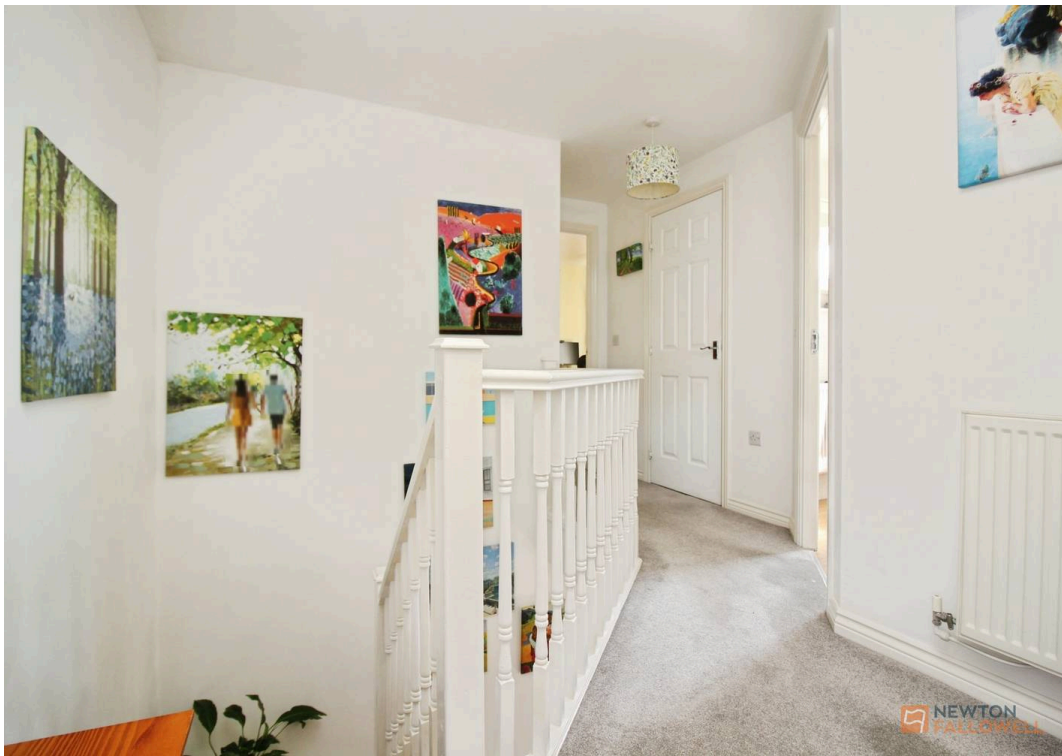
Making an Offer

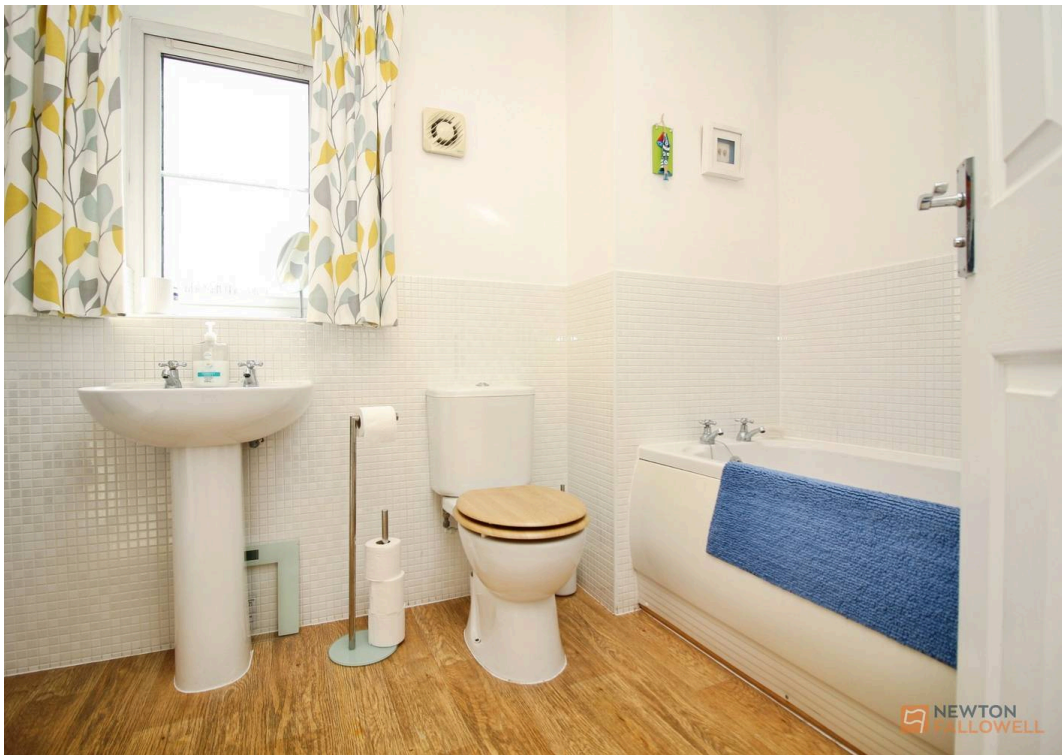
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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."

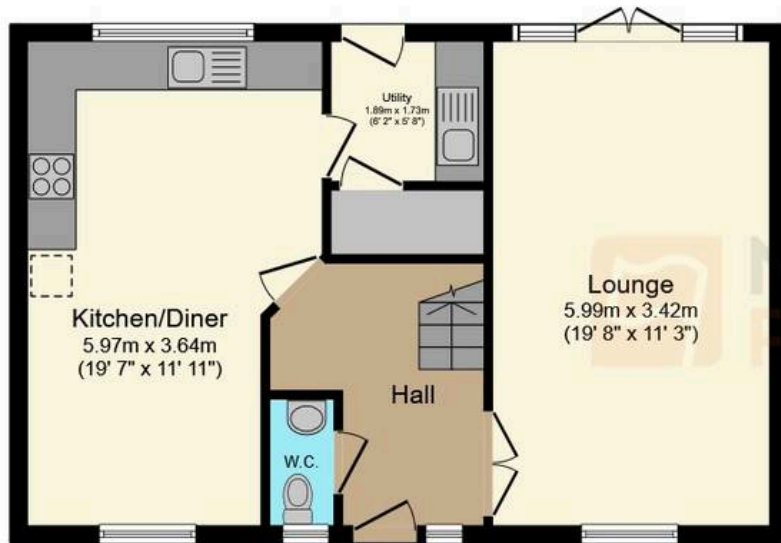
Agents Note

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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

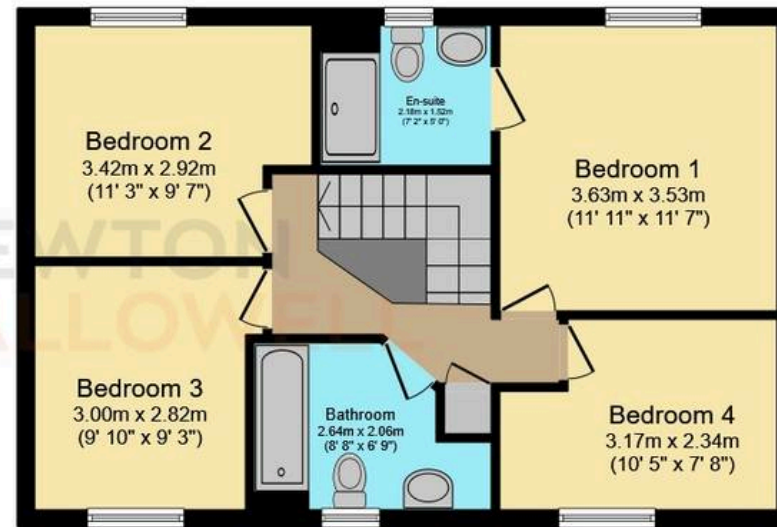




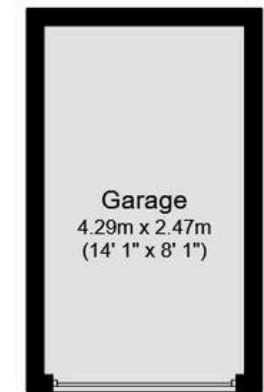




Ground Floor



First Floor



Garage

Total floor area: 120.8 sq.m. (1,300 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





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