



 NEWTON

92 Goodes Lane, Syston - LE7 2JJ

Offers Over £450,000

 **NEWTON FALLOWELL**



92 Goodes Lane

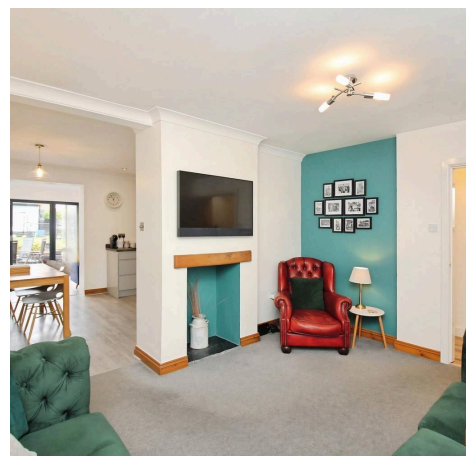
Syston, Leicester

Extended five-bedroom detached home with off-road parking, situated on a popular residential street in Syston offering versatile accommodation throughout, perfect for families. Benefiting from gas central heating and double glazing throughout, the ground floor comprises an entrance hall, WC, lounge, kitchen diner, family room extension, snug/games room and a useful utility room. To the first floor are five bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front giving access to integral garage providing storage and an enclosed rear garden. Located within the catchment area for Merton Primary School, the home is also within walking distance of Syston town centre, offering a range of local amenities and transport links.

Council Tax band: C

Tenure: Freehold

- Five bedroom detached family home
- Totally renovated and extended
- Family room extension with bi-folding doors as well as a snug/games room
- Popular residential location, within walking distance to local schooling
- Ground floor WC
- Gas central heating and double glazing throughout
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed by an entrance hall, providing ample room for coats and shoes, while also offering access to the first-floor accommodation and a convenient downstairs WC. The principal reception room is presented with carpet flooring and benefits from a window overlooking the front elevation, with open access through to the kitchen/diner. The kitchen is fitted with a modern range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Integrated appliances include a built-in oven, induction hob with extractor hood and fridge/freezer, alongside a sink and drainer with mixer tap and space for a dishwasher. Open access continues into the family room extension, which forms the true heart of the home and enjoys a wonderful connection to the rear garden via bi-folding doors. Completing the ground floor is a versatile games room/snug, ideal for family living or entertaining, together with a useful utility providing additional storage.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to five well-proportioned bedrooms, together with the family bathroom, which is fitted with a modern three-piece suite comprising a bath with shower over, wash basin and WC.

Outside

To the front of the property is a gravelled driveway providing ample off-road parking, with a paved pathway leading to the front entrance. The property benefits from an attached single garage, providing useful additional storage and measuring 374m x 2.09m and boasts an electric door. To the rear is a particularly private garden, predominantly laid to lawn and enclosed by timber fencing. A paved patio area immediately adjoining the property provides an ideal space for outdoor dining and entertaining, with the remainder of the garden offering plenty of room for families to enjoy. Mature borders and established planting add colour and interest, while the garden also benefits from a useful side pathway and additional seating areas.



Location

The property is situated in the attractive village of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.

Tenure & Council Tax

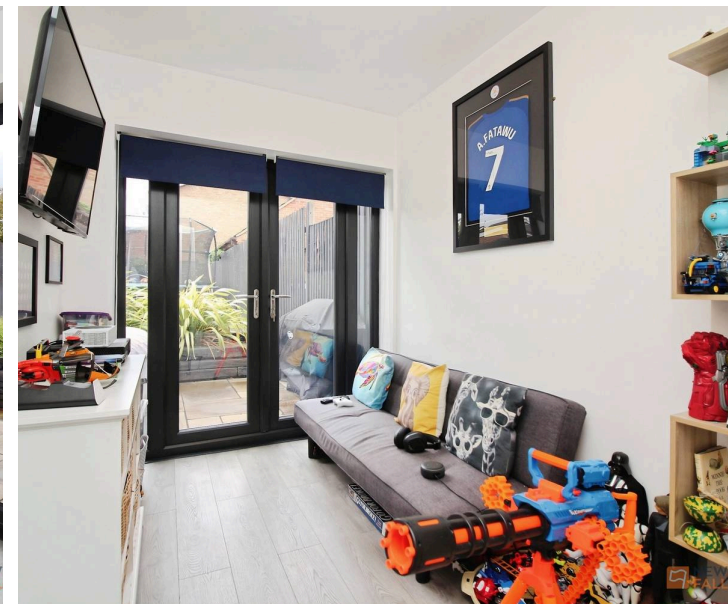
We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce 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.



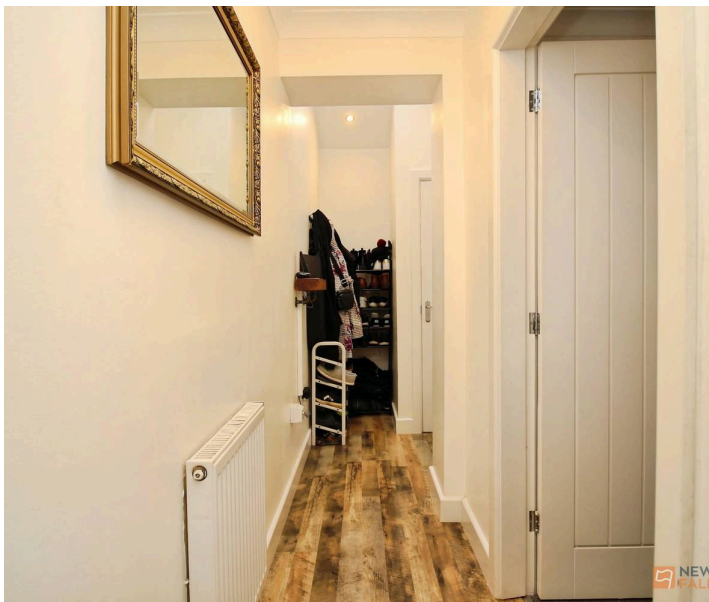


Making an Offer

"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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

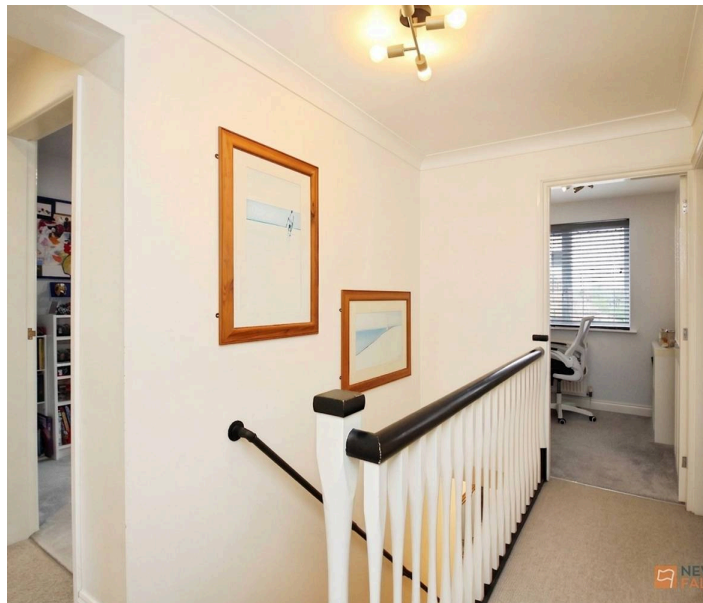


Referrals

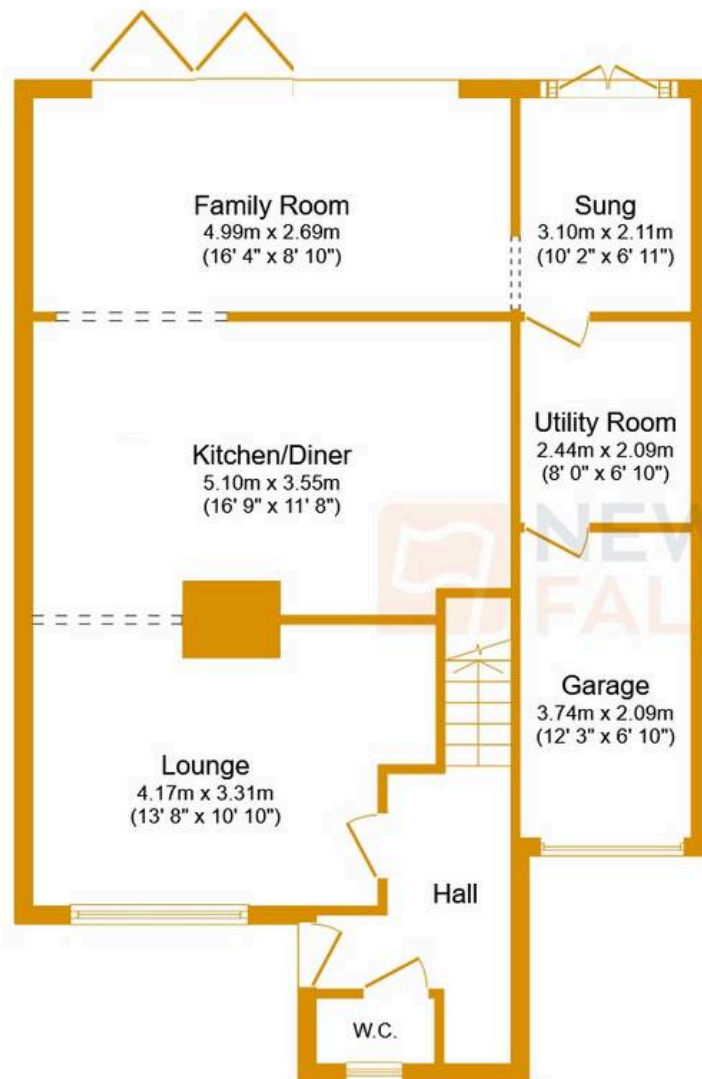
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

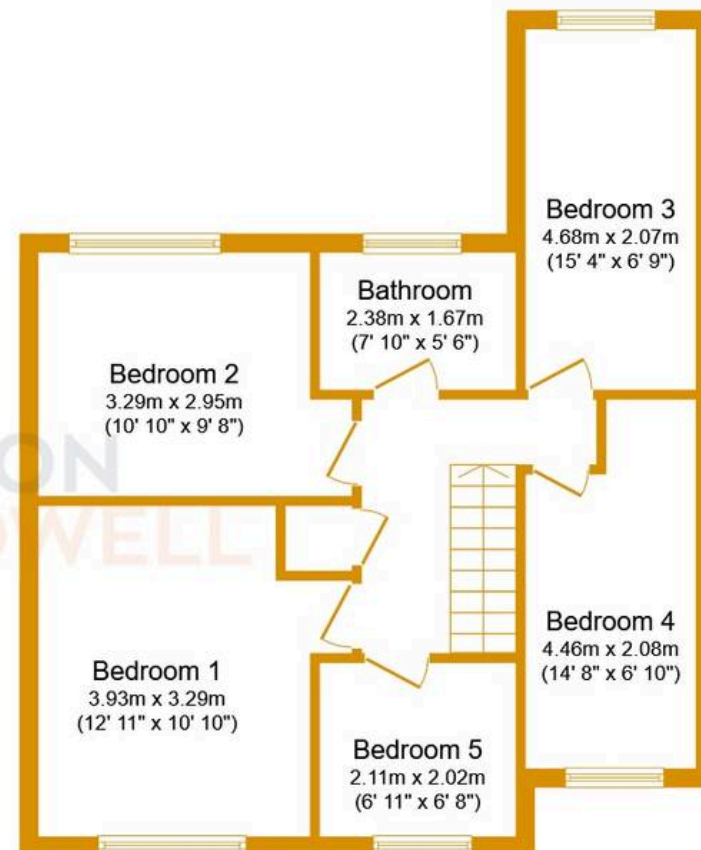
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 139.8 sq.m. (1,505 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

