



 NEWTON

22 Montague Avenue, Syston - LE7 2LJ  
£350,000

 **NEWTON FALLOWELL**

## 22 Montague Avenue

Syston, Leicester

Situated in a popular residential location just a short walk away from Merton Primary School, this extended four bedroom semi detached property is perfect for growing families in search of a well proportioned home across two floors. The accommodation benefits from gas central heating and double glazing with the layout boasting an entrance lobby, two reception rooms, conservatory, modernised kitchen, useful utility and guest WC. Upstairs you will find four well proportioned bedrooms and a bathroom. Occupying a corner plot with front and rear gardens as well as a driveway and garage to the back. An internal viewing is highly recommended to truly appreciate the size and location.

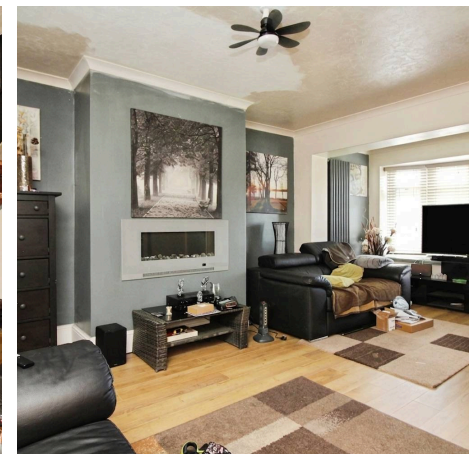
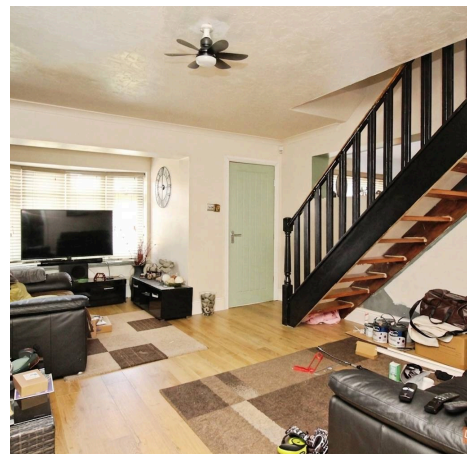
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four well proportioned bedrooms
- Extended semi detached home
- Utility room & guest WC
- Corner plot with a driveway and single garage
- Popular residential location, within walking distance to schooling
- Modern fitted kitchen
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating C
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entry to the home you step into the useful lobby providing the perfect space for your coats and shoes. A door leads through to the primary reception room offering a staircase to the first floor and wood effect flooring. The second reception has been created by an extension and is ideal for use as a snug or formal dining room. The upgraded kitchen is fitted with a range of contemporary units with complementary surfaces, inset sink and drainer, built in oven with hob and hood, wine rack and space for fridge freezer. An inner hall gives access to the utility as well as the conservatory. A guest WC completes the ground floor.

### Moving upstairs

Ascend to the first floor, a landing provides access to four well proportioned bedrooms, ideal for families. A bathroom completes the upstairs comprising a bath with shower over and screen, wash basin and WC.

### Outside

Occupying a prominent corner position, the plot offers front and rear gardens, with a driveway to the back providing off road parking and giving access to the single garage.

### Location

System 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, System 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.



### Viewing Arrangements

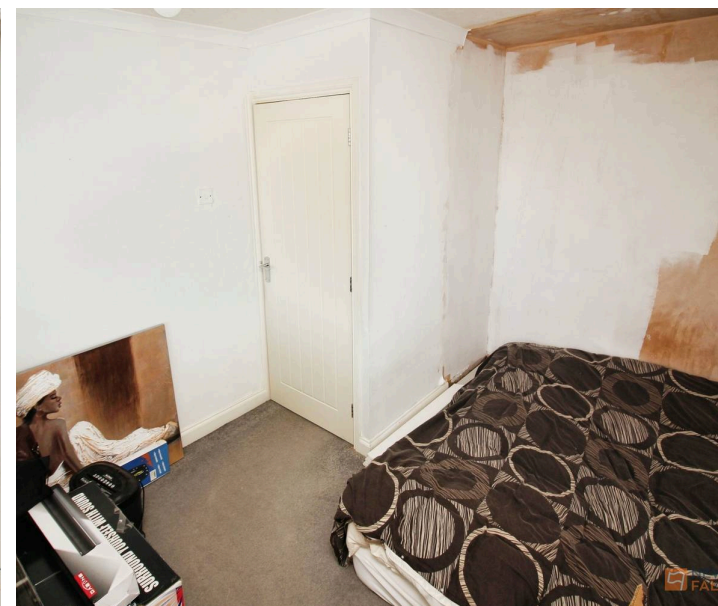
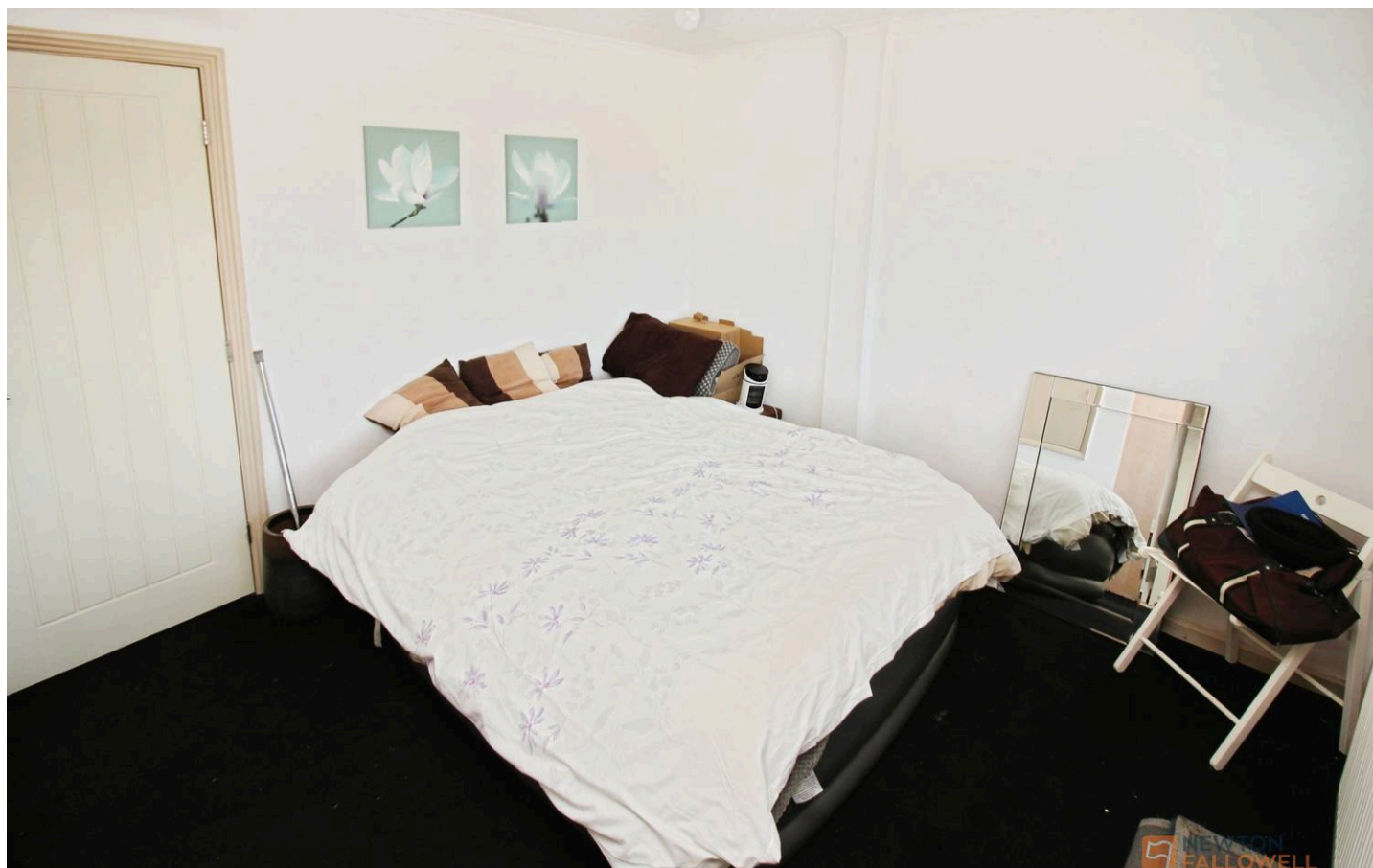
Viewings are strictly by appointment only.

### 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."



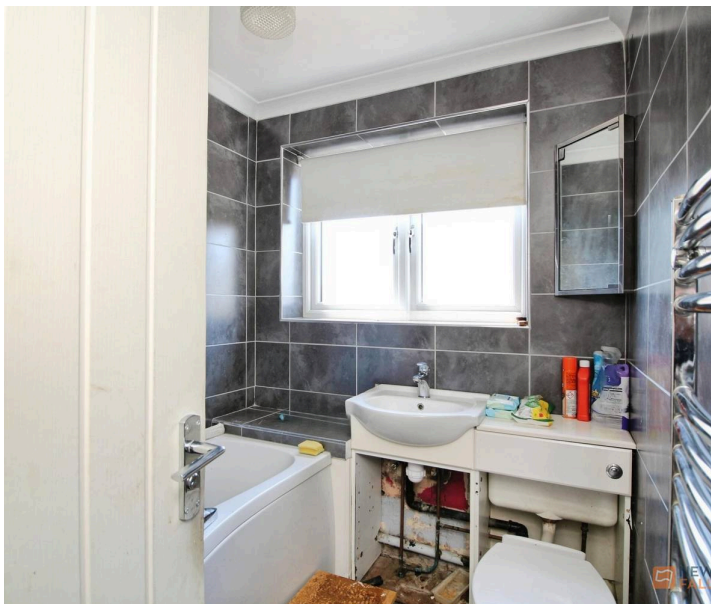


### Agents Note

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 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.

### Referrals

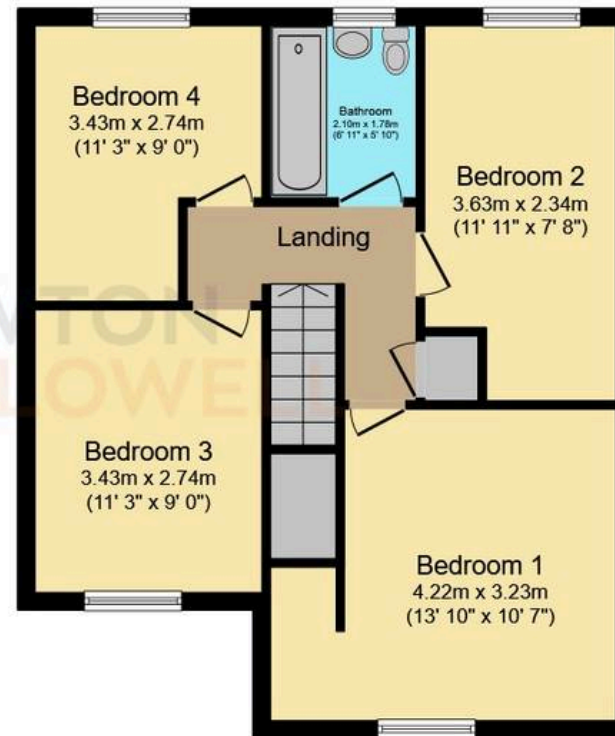
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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



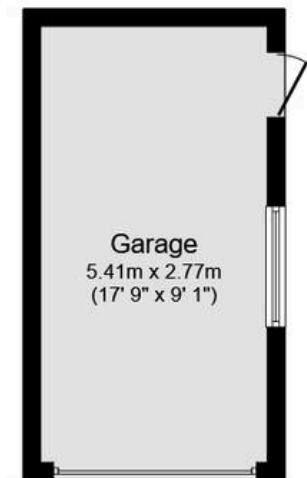




Ground Floor



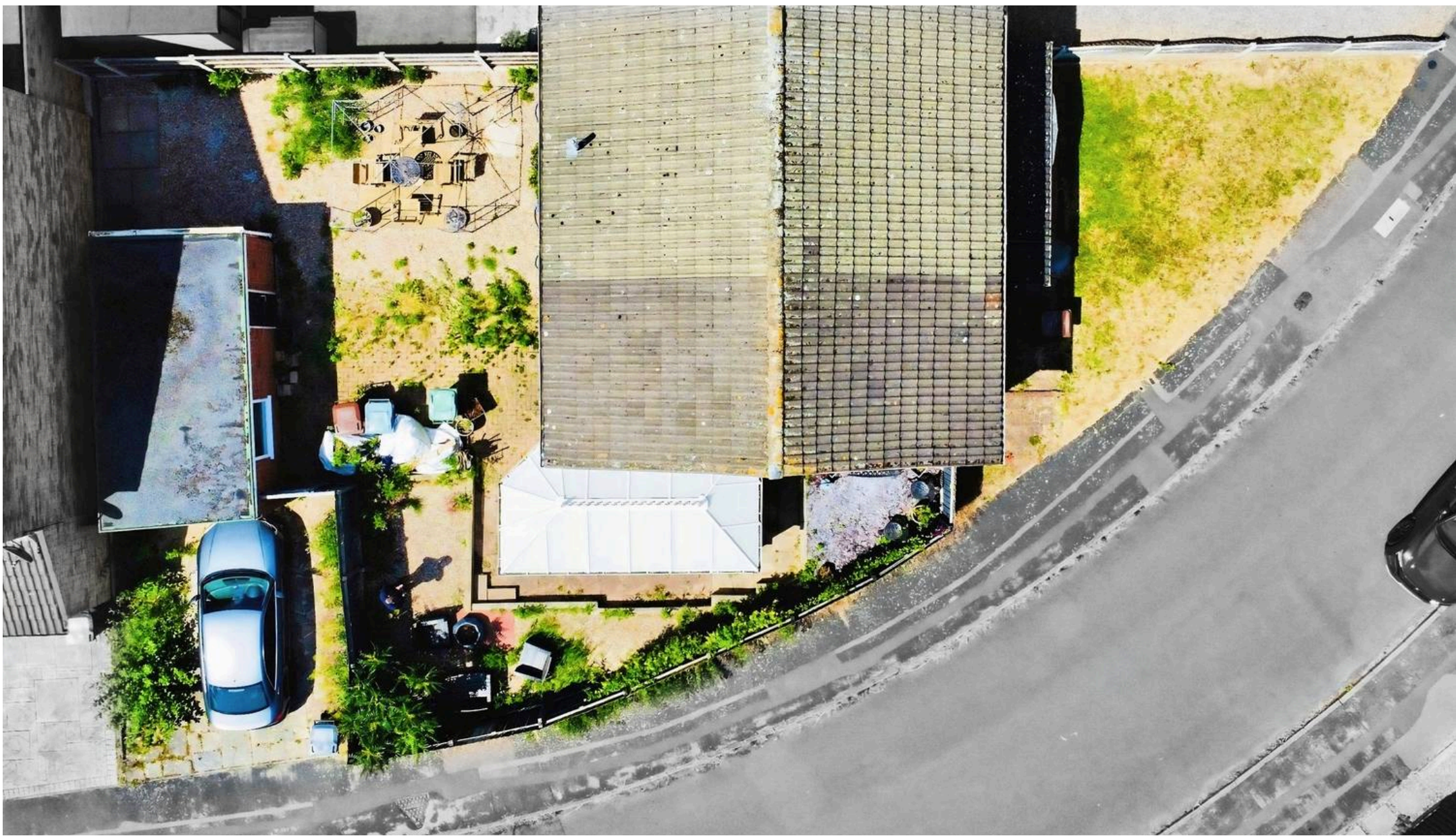
First Floor



Garage

Total floor area: 121.4 sq.m. (1,307 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](http://www.Propertybox.io)



# Newton Fallowell System

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