



Coplow Crescent, Syston, LE7



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£369,950

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## Key Features

- Three well proportioned bedrooms
- Enlarged semi detached bungalow
- Larger than normal corner plot
- Breakfast kitchen extension with island
- In and out driveway and garage
- Popular residential location
- EPC rating TBC
- Freehold





**WOW FACTOR!** - Totally transformed and completely renovated, from a dated bungalow to a fabulous contemporary abode, this refurbished and extended semi detached bungalow is situated in a highly desirable residential location in Syston, perfect for those in search of single storey living. Benefiting from gas central heating and double glazing, the extended accommodation in more details comprises of an entrance porch and hall, light and airy lounge, enlarged breakfast kitchen with built in appliances and island, three well proportioned bedrooms and a bathroom with a four piece suite as well as a separate guest WC. The larger than normal plot features an elegant in and out driveway as well as access to a garage, with front, side and rear gardens. An early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Upon entry, the property opens into a porch with a glazed door leading to the hallway, which includes a useful storage cupboard and access to all accommodation. The light and airy reception room features carpeted flooring and offers ample space for comfortable seating. A key highlight of the home is the extended breakfast kitchen, fitted with a modern range of wall and base units with complementary wood work surfaces. Appliances include a built-in double Stoves oven, space for a range cooker with fitted hood, 1.5 bowl sink and drainer, integrated dishwasher and washing machine, and space for a fridge freezer. Finished with porcelain tiled flooring, there is also a central island and bi-folding doors opening onto the garden. The hallway also leads to three well-proportioned bedrooms and a contemporary bathroom fitted with a modern four-piece suite, including a walk-in shower with Mira digital control, bath, wash basin with storage beneath and WC. There is also a separate WC for guests.

### Larger than normal plot

Another focal point of the bungalow is the larger than normal plot featuring an 'in and out' driveway providing off road parking for multiple vehicles and serving access to the garage measuring 7.03m x 2.55m and boasting light and power. The



rear garden has been landscaped and features a patio area adjacent to the home ideal for outdoor sitting and entertaining.

### Location

Coplow Crescent is a quiet and well-established residential street, ideally situated in the popular town of Syston. The property benefits from a convenient position within easy reach of a wide range of local amenities, including supermarkets, independent shops, cafés and well-regarded schools for all age groups.

Syston town centre and train station are close by, offering regular services to Leicester and beyond, while excellent road links provide straightforward access to the A46, A6 and M1 for commuters. The area is also well served by local parks, green spaces and leisure facilities, making it an ideal location for families and professionals alike.

Combining a peaceful neighbourhood setting with excellent connectivity, Coplow Crescent offers the best of both convenience and community living.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. PLEASE NOTE: Improvements have been made to this home that could result in the tax band changing should a relevant transaction takes place i.e. property is sold.

### 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

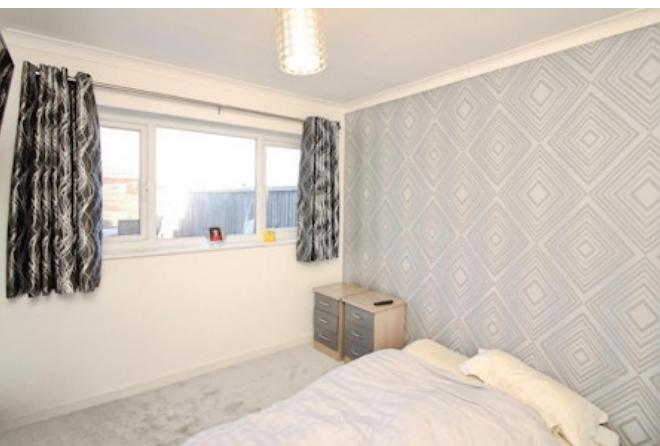
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you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



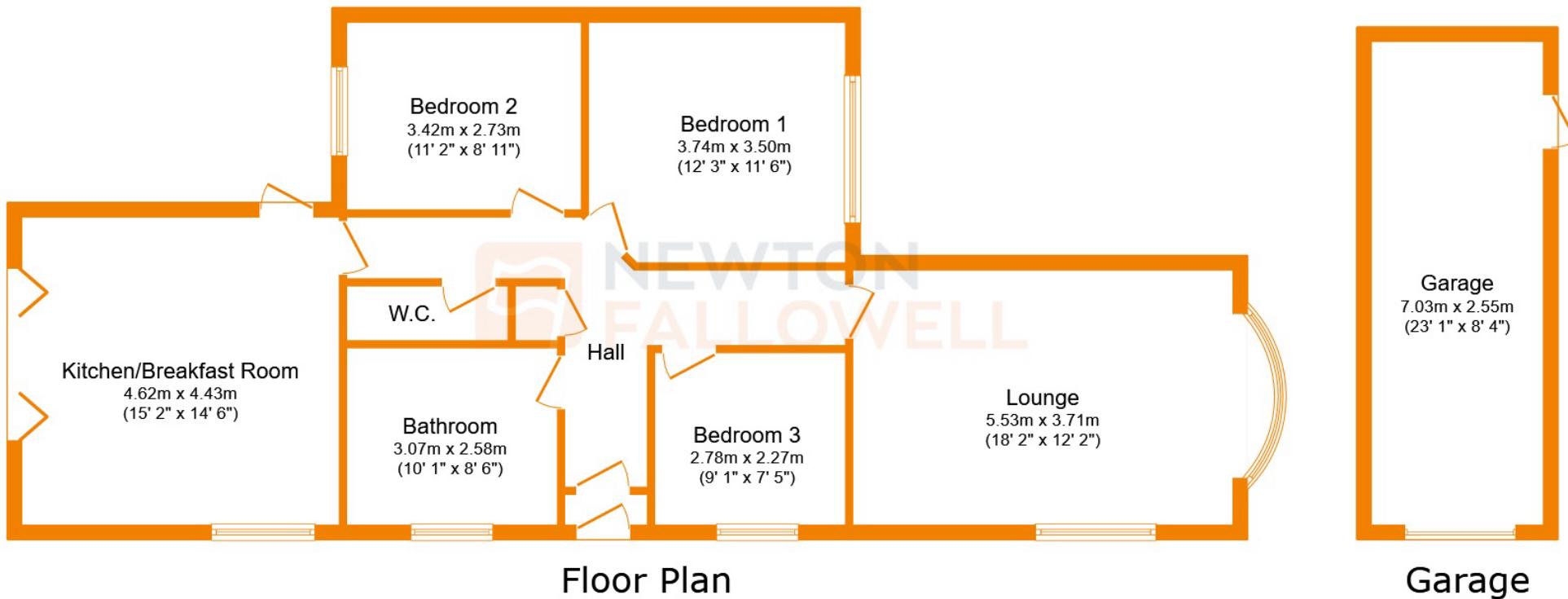
providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please 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.







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