



School Lane, South Croxton - LE7 3RT
£390,000

 **NEWTON FALLOWELL**

School Lane

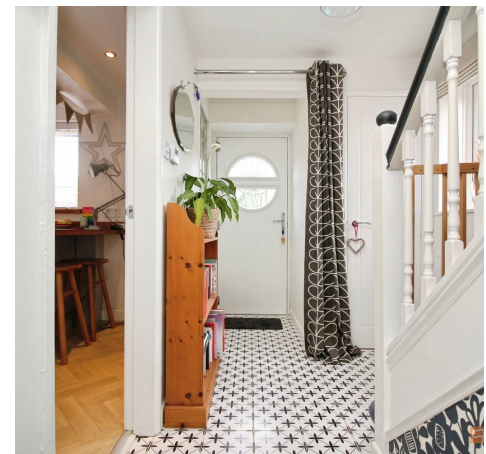
South Croxton, Leicester

Situated in the sought-after village of South Croxton, this much improved four-bedroom semi-detached family home has been thoughtfully upgraded and extended, offering spacious and versatile accommodation across three floors. The property features a modern fitted kitchen with separate utility/WC, a generous reception room with a feature log burner opening into the dining area with bi-folding doors, three first-floor bedrooms and a modern shower room, together with a superb loft-converted principal bedroom with en-suite bathroom. Outside, there is a tandem driveway, garage, and a rear garden with raised patio, decking and excellent storage. Enjoying a peaceful village setting with excellent access to Leicester, Loughborough and Melton Mowbray, this is an ideal home for families seeking both countryside living and commuter convenience.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Four bedroom semi detached family home
- Desirable village location
- Modern fitted breakfast kitchen, utility room and WC.
- Driveway and single garage
- Master bedroom with en-suite bathroom
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Enter through the upgraded front door into a welcoming hallway with contemporary tiled flooring, stairs to the first floor, two useful storage cupboards, and access to the ground floor accommodation. The kitchen is fitted with a range of soft-close base and wall units, wood-grain worktops with a breakfast bar, an inset sink with mixer tap, integrated hob with extractor, self-cleaning oven, dishwasher, and space for a fridge freezer (with integration provisions). A separate utility room offers additional storage, space for two appliances, a wall-mounted boiler, WC and a heated towel rail. The reception room centres around a feature log burner with a wood-effect surround, creating an attractive focal point. It is finished with carpet flooring and opens through to the dining area. With an upright feature radiator, bi-folding double glazed patio doors to the rear garden, double glazed windows to the side, glass ceiling and radiator.

Moving upstairs

The first-floor landing provides access to three well-proportioned bedrooms, all with built-in wardrobes, including two double bedrooms. Completing this floor is a modern upgraded shower room featuring a walk-in shower, wash basin, WC and complementary tiling. A further staircase leads to the loft-converted principal bedroom, featuring two Velux windows, carpeted flooring and a contemporary en-suite bathroom with bath, wash basin, WC and complementary tiling.



Outside

Set back from School Lane, the property is approached via a wrought iron gate and reclaimed brick pathway leading to the front door. A tandem driveway provides off-road parking and access to a concrete sectional garage with an up-and-over door, power, lighting, a side window, and an attached lean-to. The private, enclosed rear garden is well equipped with an outside tap, power points, and security lighting. A raised patio and decked seating area with balustrades overlooks the lawn, while a generous under-deck storage area is accessed via two doors. Steps lead down to the lawn, with an additional garden shed positioned at the rear.

Location

The sought-after village of South Croxton is ideally situated in east Leicestershire, offering excellent access to Leicester, Loughborough, Melton Mowbray, Oakham, Uppingham and Market Harborough. Surrounded by attractive rolling countryside, the area is perfect for scenic walks and nearby golf courses. Rutland Water, with its sailing, fishing and cycling opportunities, is around a 30-minute drive away. Village amenities include a public house, church and riding school, while more comprehensive shopping and leisure facilities can be found in nearby Queniborough and Syston.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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.





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.



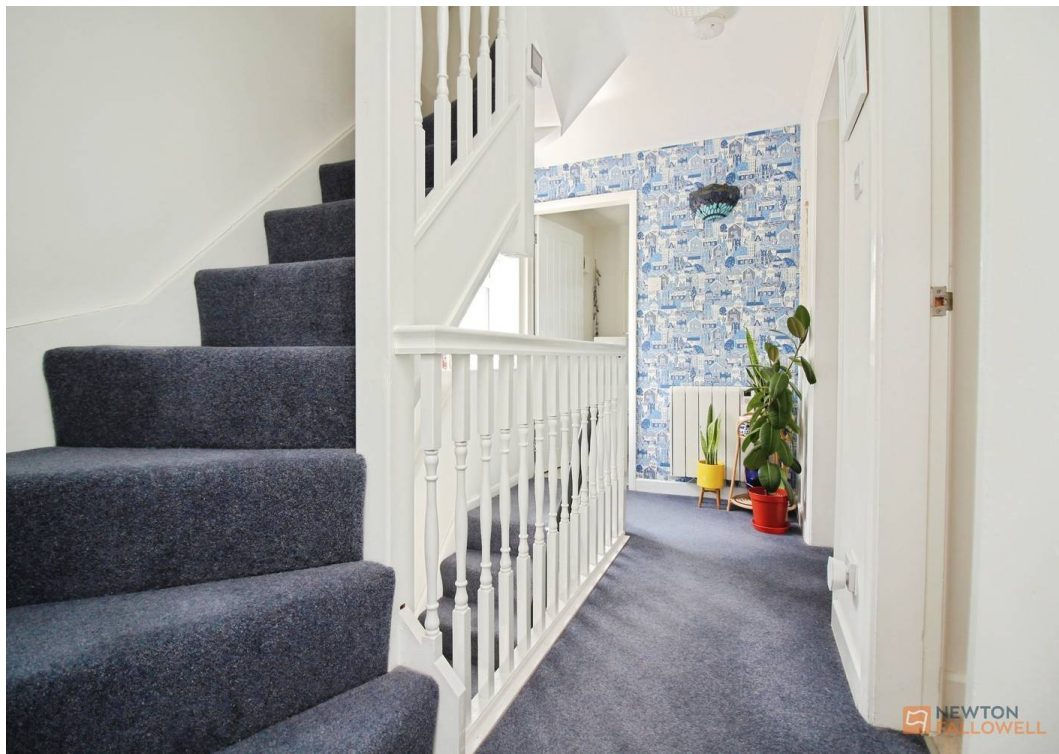
Referrals

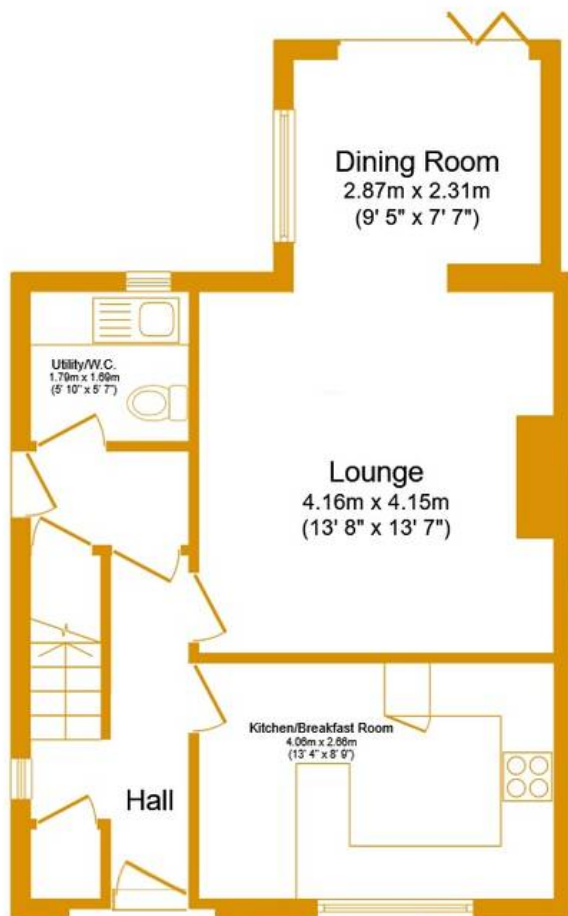
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Free Property Valuations

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.



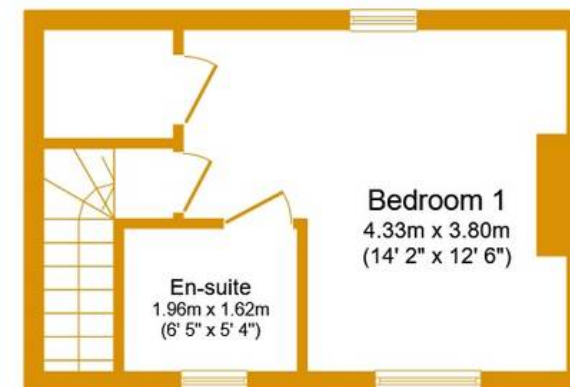




Ground Floor



First Floor



Second Floor

Total floor area: 111.6 sq.m. (1,201 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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