



79 High Street, Syston - LE7 1GQ
£300,000

 **NEWTON FALLOWELL**

79 High Street

Syston, Leicester

Set in a prime position in the heart of Syston, this distinctive home is offered to the market with no upward chain. In need of modernisation but boasting incredible potential for renovation, the well proportioned internal accommodation comprises an entrance hall, three reception rooms, kitchen and guest WC. Moving upstairs you will find three bedrooms, a bathroom and separate shower. Externally, the property features a low-maintenance courtyard to the front. Ideally located to take full advantage of Syston's excellent range of local amenities, this period home warrants an early viewing to truly appreciate the size and potential on offer!

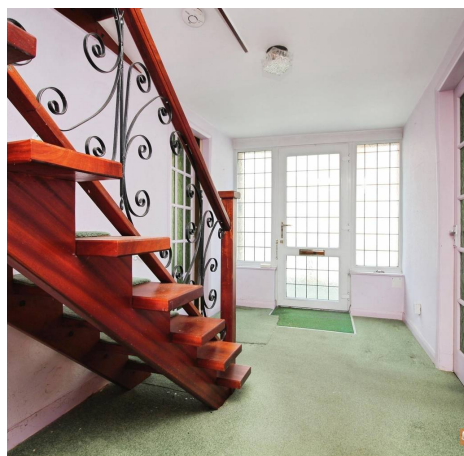
Council Tax band: C

Tenure: Freehold

- Available with no upward chain
- Three well proportioned bedrooms
- Three reception rooms
- In need of modernisation but boasting amazing potential
- Low maintenance courtyard
- Within walking distance of Syston Town Centre
- Need independent mortgage advice? get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!



NEWTON
FALLOWELL





Step into your new home

Upon entering the property, you are welcomed into the entrance hallway, featuring carpeted flooring, a useful built-in storage cupboard, and a staircase rising to the first floor. The principal reception room enjoys dual-aspect windows and is presented with fitted carpeting. The second reception room provides an ideal setting for formal dining and also benefits from dual-aspect glazing, enhancing the bright and airy feel. The kitchen is fitted with a range of wall and base units, incorporating a 1.5 bowl sink and drainer, an integrated cooker, tiled splashbacks, and space for a selection of appliances. A door from the kitchen leads to the side lobby, which provides access to the guest WC, an external door to the garden, and the versatile third reception room. This flexible space is ideal as a snug, home office, or playroom, and also offers potential for use as a ground-floor bedroom.

Moving upstairs

Ascend to the first floor, a carpeted landing provides access to three well proportioned bedrooms, perfect for families. A bathroom completes the first floor and is fitted with a three piece suite comprising a bath, wash basin and WC, with tiled surrounds and built in cupboard. A separate shower can be found adjacent to the bathroom.

Outside

Occupying a prominent corner position, the property benefits from a low maintenance courtyard found to the rear, with a timber shed, brick wall boundary and gated access to the front.

Location

Syston is a town just to the north of Leicester offering extensive local shopping and schooling facilities. With a vibrant local community, the village is ideally placed for fast access to Leicester, Melton Mowbray, Loughborough and the A46 western bypass directly to the M1.

Viewing Arrangements

Viewings are strictly by appointment only.



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.

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.

Free Property Valuations

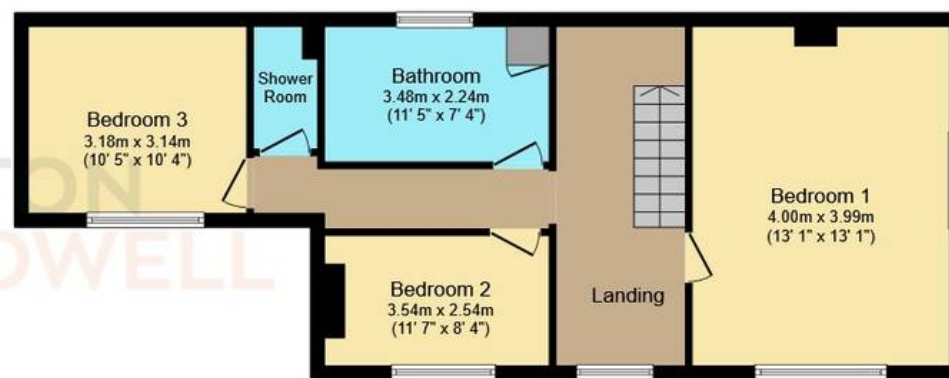
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 126.0 sq.m. (1,356 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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