



35 Goodes Avenue, Syston - LE7 2JH

Guide Price £270,000

 **NEWTON FALLOWELL**



35 Goodes Avenue

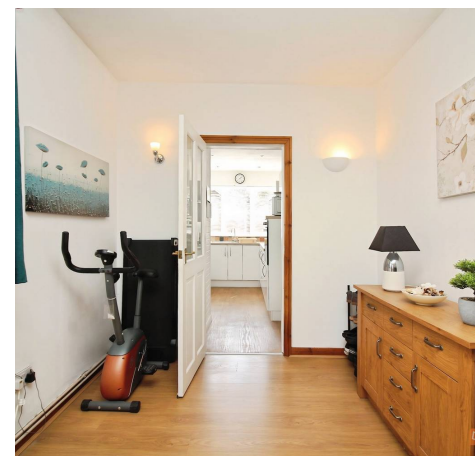
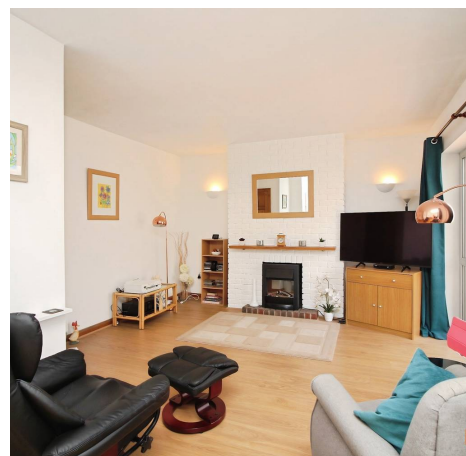
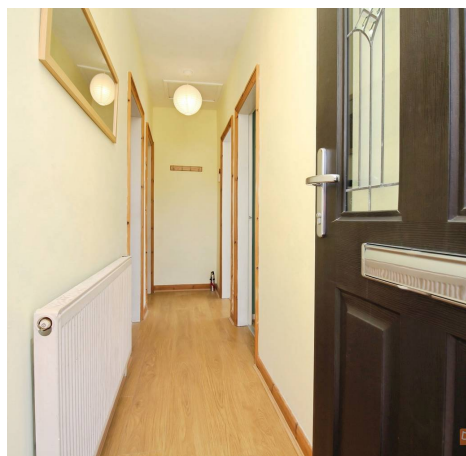
System, Leicester

An extended and much improved two-bedroom bungalow situated in a highly desirable location, offering well proportioned accommodation, private gardens and ample off-road parking. Ideally suited to those looking to downsize without compromising on space, the property offers an entrance hall, reception room, conservatory, modern kitchen, useful utility room and two double bedrooms and shower room. The private, mature rear garden provides a peaceful outdoor retreat, while the driveway offers excellent parking. A wonderful opportunity to acquire a well-appointed home in a sought-after setting.

Council Tax band: C

Tenure: Freehold

- Two double bedrooms
- Extended semi detached bungalow
- Desirable cul de sac location
- Modernised kitchen and utility room
- Conservatory to the rear
- Ample off road parking
- 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 into a bright entrance hall providing access to the accommodation, including the spacious reception room. Offering ample space for both formal dining and comfortable sitting, the room features wood-effect flooring, an electric fireplace and wall lighting. Doors open into the conservatory, providing additional living space with a central heating radiator and access to the garden. The kitchen is fitted with a modern range of wall-mounted and base units, complementary work surfaces and tiled splashbacks. Features include an inset sink and drainer, Hotpoint oven and hob with extractor hood. Access leads through to a useful utility room, offering further storage and space for up to three appliances, with a door leading into a lean-to and onto the garden. The bungalow also benefits from two double bedrooms, with the master featuring built-in wardrobes, as well as a modern shower room.

Outside

Outside to the front of the property there is a tarmaced driveway providing ample off road parking. To the rear of the property is a private mature garden with shaped lawn with mature shrub and tree borders, being fenced to boundaries. To the side of the property there is a paved courtyard area with timber shed and gateway giving access to the front.

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.

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.



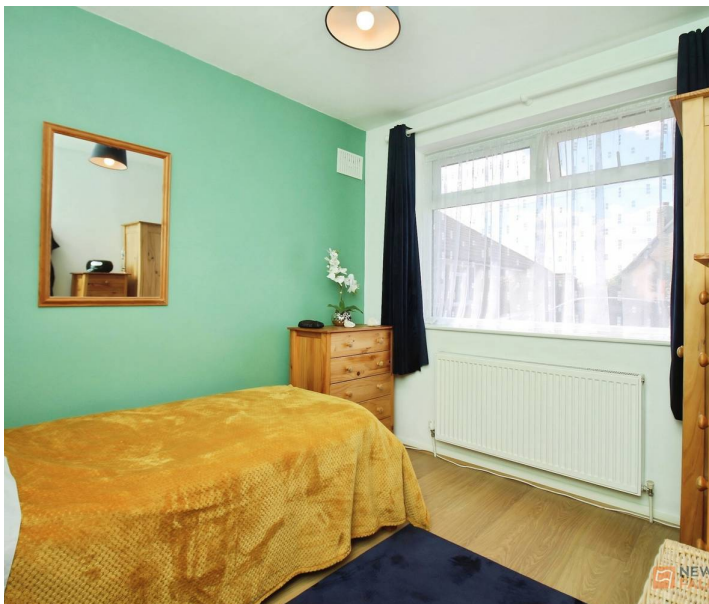


Referrals

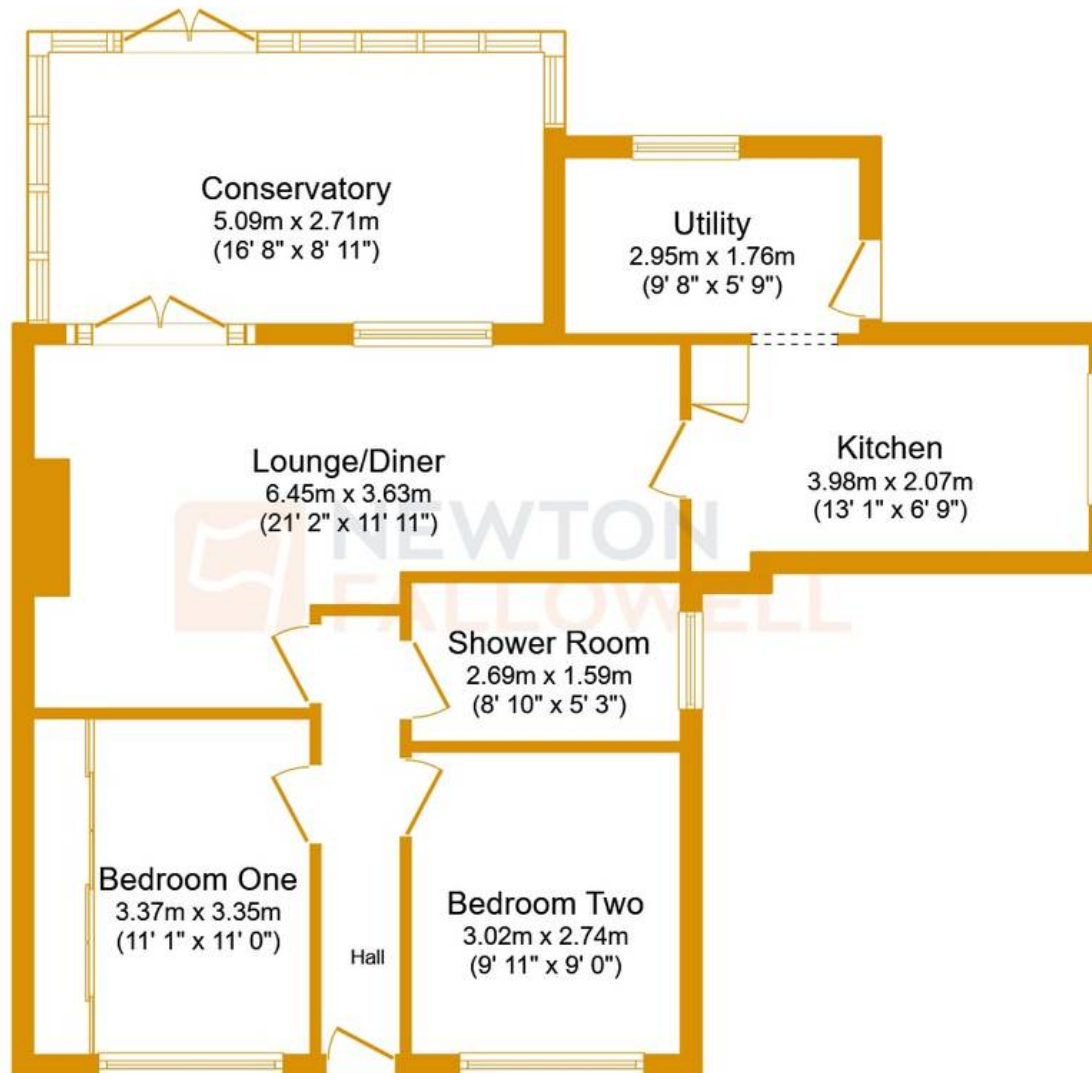
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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







Floor Plan

Total floor area: 74.5 sq.m. (802 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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