



48 Wellington Street, Syston - LE7 2LG
£159,950

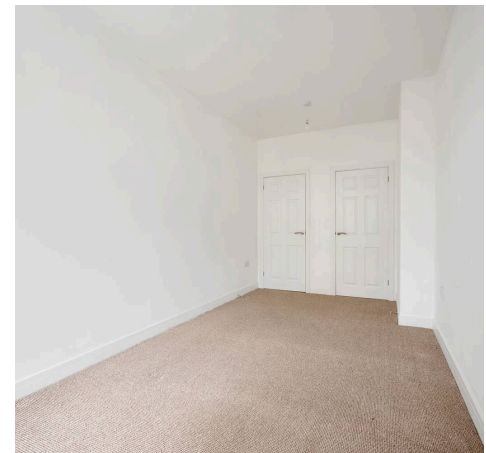
 **NEWTON FALLOWELL**

48 Wellington Street

Syston, Leicester

An excellent opportunity to acquire this modern one-bedroom maisonette, built in 2015 and ideally situated in a quiet yet central location within Syston. Offering a unique 'penthouse-style' layout, the property features a welcoming entrance hall, bedroom with fitted wardrobes, and a contemporary bathroom on the ground floor. Upstairs, the impressive open-plan living kitchen diner provides a bright and airy space, perfect for modern living and entertaining. The stylish kitchen is fitted with a range of contemporary units, built-in Hotpoint oven and gas hob, plus included white goods (fridge/freezer and washer/dryer) while the generous living area enjoys ample natural light. Further benefits include gas central heating with a two-zone combi boiler, fitted blinds throughout, and an allocated off-road parking space. A perfect first purchase but would equally make a fantastic buy to let having been successfully rented since new, with the potential to achieve around £775 pcm with a valid EPC, a valid EICR and a valid gas safety certificate.

- One bedroom maisonette with a built in wardrobe
- Allocated parking space to rear
- Gas central heating with combi boiler with two zone capability (upstairs & downstairs)
- Open plan 'penthouse' style living upstairs
- Located in the heart of Syston, walking distance to shops
- Available with no upward chain
- Perfect first buy or investment (potential to achieve around £775 pcm)
- Tenure - Freehold / Tax Band B / Current EPC Rating C / Valid EICR / Valid Gas Safety Certificate





Welcome to your new home

Upon entering the home, you are welcomed by a bright entrance hallway featuring contemporary flooring and a staircase leading to the main living accommodation. The ground floor offers a well-proportioned bedroom, complete with neutral décor, carpeted flooring, a useful built-in wardrobe, and a window overlooking the front elevation. You'll also find the modern bathroom fitted with a bath/shower over, toilet & sink.

Ascending to the first floor, you will find the heart of the home, a superb open-plan living kitchen diner, perfectly suited to modern lifestyles. The kitchen is fitted with a stylish range of contemporary wall and base units, complemented by matching work surfaces and splashbacks. Integrated appliances include a Hotpoint oven, a four-ring gas hob with extractor hood, and an inset sink with drainer, fridge freezer and washer/dryer. The boiler can also be found on this level tucked away.

Location

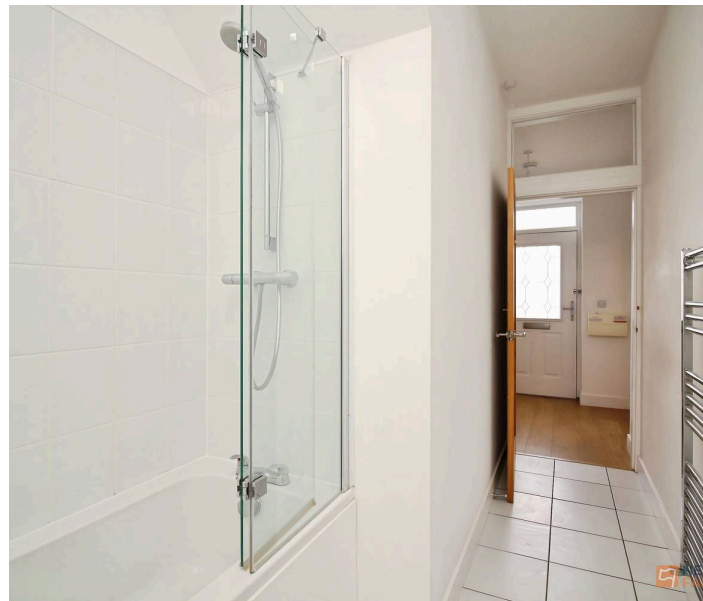
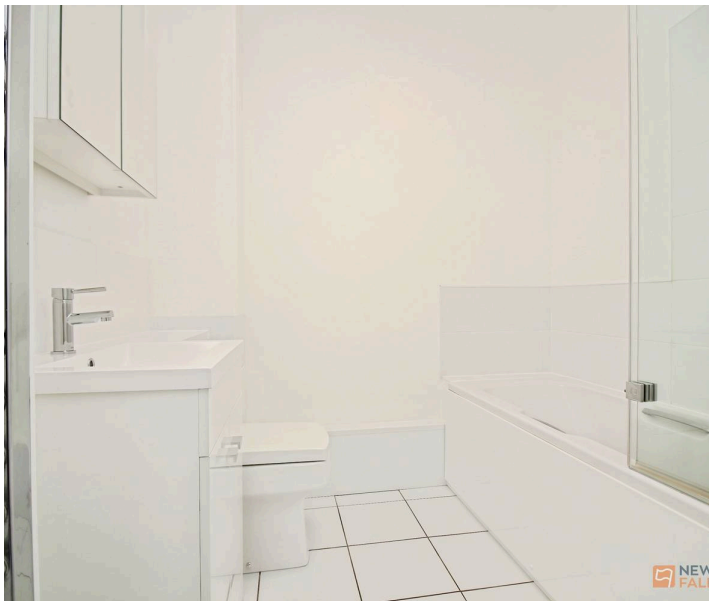
System is a well-served town just north of Leicester, offering a wide range of local shopping and schooling facilities. Boasting a vibrant community, it is ideally situated for convenient access to Melton Mowbray, Loughborough, and the A46 western bypass, providing direct links to the M1 motorway.

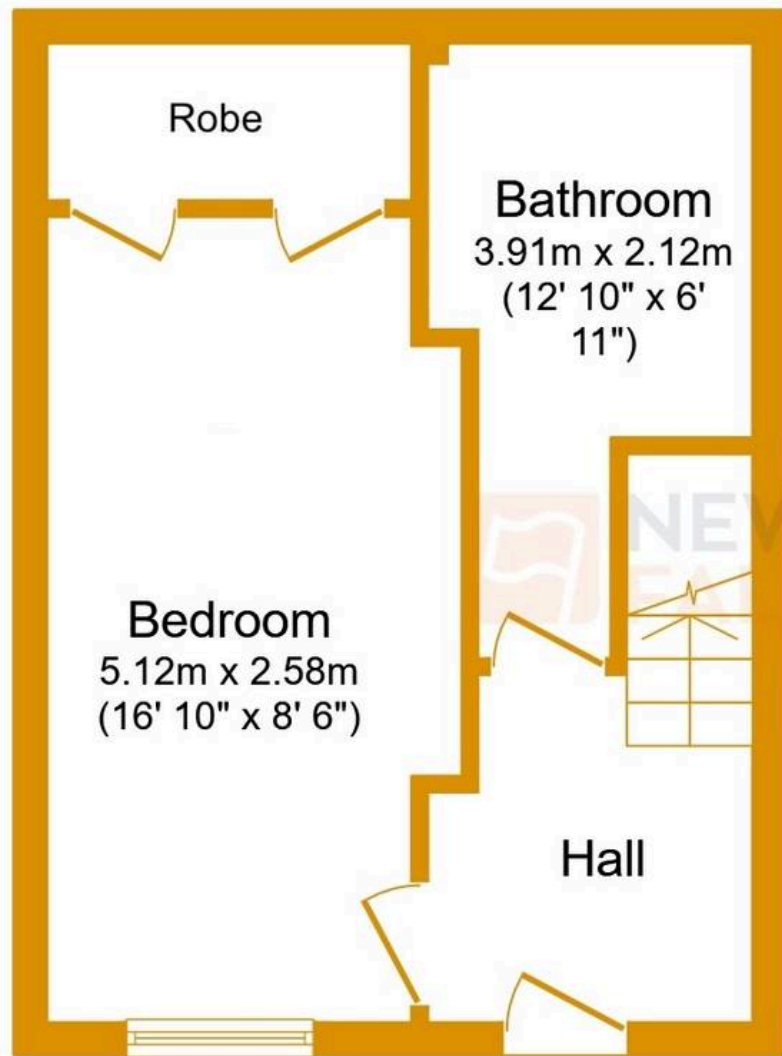
Tenure & Council Tax

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





Ground Floor



First Floor

Total floor area: 55.8 sq.m. (601 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



Newton Fallowell Syston

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