



Courtyard Close, Syston, LE7



3



2



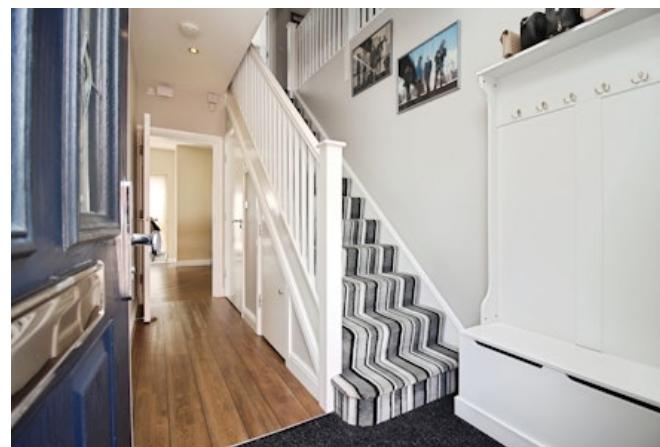
1

£320,000

 3  2  1

Key Features

- Three Double Bedrooms
- Modern Three Storey End Town House
- Driveway & Garage
- Secure Gated Development
- Main Bedroom With En-suite Shower Room
- Open Plan Kitchen Diner With Underfloor Heating
- EPC rating TBC





A WONDERFUL OPTION FOR FAMILIES! - Set within a gated development adjacent to Syston Train Station, walk in and be surprised by this three double bedoomed end town house providing a perfect opportunity for families in search of more space in a convenient location. The layout is arranged over three floors, including an entrance hall, guest WC and open plan kitchen diner with under floor heating on the ground floor. To the first floor is a lounge with two characterful bay windows and a double bedroom, with two further bedrooms and family bathroom found on the second floor, the master bedroom having its own ensuite shower room. Occupying a plot which includes a driveway providing off street parking with an enclosed particularly private landscaped garden to the rear. An internal inspection is essential to fully appreciate the accommodation on offer.

Ground Floor

The property is entered through the front door into a welcoming entrance hall with under floor heating and presented with contemporary Karndean flooring. Featuring stairs rising to the first floor and access to a ground floor WC. The kitchen is well-appointed with a modern selection of wall and base units, complemented by roll-edge work surfaces. It includes a gas hob with a stainless steel extractor chimney, an electric oven and grill, and a stainless steel sink and drainer with mixer tap. Additional features include a wall-mounted central heating boiler, tiled flooring, and windows to both the front and side elevations, allowing for plenty of natural light. The adjoining dining area is bright and airy, benefiting from two sets of French doors that open out to both the rear and side of the property, creating an excellent indoor-outdoor flow. There is the added benefit of under floor heating and continuation of the Karndean flooring from that of the hallway.

First Floor

On the first floor, you'll find the lounge, which features attractive box bay windows to the rear and side, allowing for plenty of natural light. The room also benefits from inset spotlights, as well as TV and telephone points. Also located on this floor is bedroom two, a comfortable double room which includes dual aspect glazing. A further staircase rises to the top floor.

Second Floor

The top floor accommodates bedrooms one and three, along with the family bathroom. Bedroom one benefits from its own en suite shower room, which includes a walk-in shower cubicle, pedestal wash hand basin, low-level WC, chrome heated towel rail, part-tiled walls, and tiled flooring. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glass side screen, pedestal wash hand basin, low-level WC, heated towel rail, part-tiled walls, and ceramic tiled flooring.

Outside

Outside, to the front of the property, there is a block-paved driveway providing off-road parking and leading to a garage measuring 5.86m x 3.11m with an up-and-over door, power, lighting, and useful eaves storage.

To the side and rear, the property enjoys an enclosed landscaped garden, mainly laid to lawn, with a patio area ideal for outdoor seating. Additional features include an external light, gated access to the front, and boundary walls and fencing for added privacy. There is also a metal shed included in the sale. The property is situated within a courtyard development, accessed via a secure electric gate with a separate pedestrian gate for convenience.

Location

The sought-after town of Syston is situated to the north of Leicester and is highly regarded for its excellent transport links and overall convenience. It offers easy access to Leicester city centre, as well as the nearby market towns of Loughborough, Melton Mowbray, Oakham, and Uppingham. The area is also well connected to major transport routes, including the A46, M1, M69, and M42, making travel across the region straightforward. East Midlands Airport at Castle





Donington is within easy reach, ideal for national and international travel. Additionally, the nearby Charnwood Forest offers a wealth of scenic countryside walks and several well-regarded golf courses, making it a desirable location for both commuters and outdoor enthusiasts alike.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Please Note: Please note, there is a service charge of approximately £200.00 (subject to confirmation by your chosen conveyancer) which contributes to the upkeep and maintenance of the gated development. All residents within the estate are directors of the management company. Charnwood - Tax Band D. 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.

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.

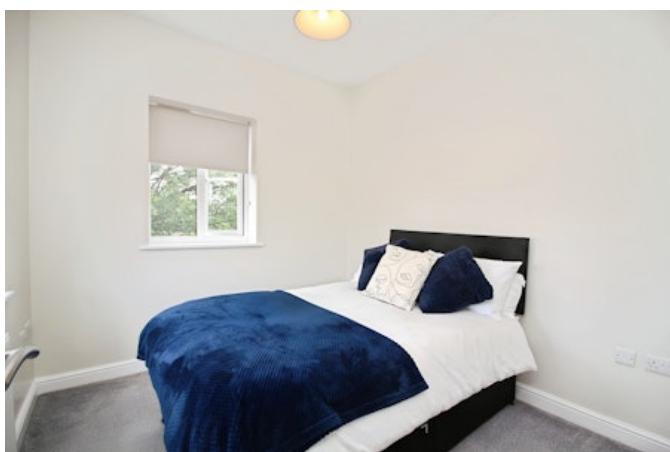
Referrals

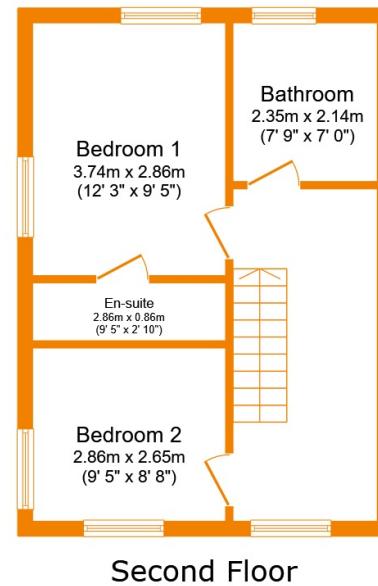
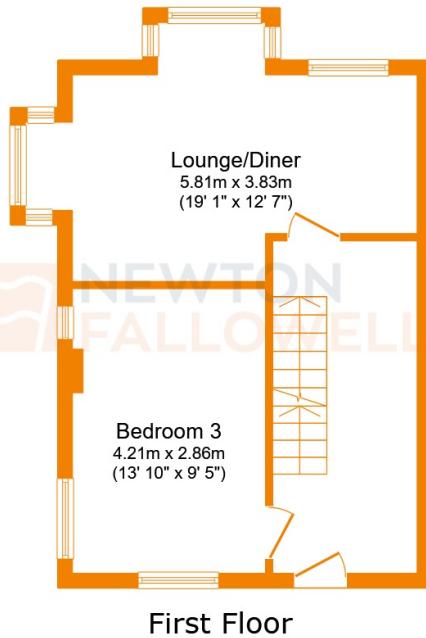
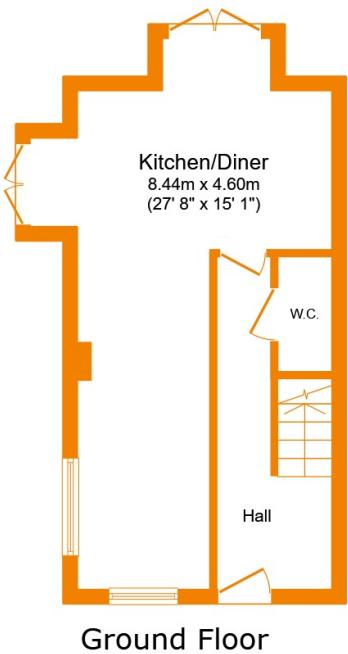
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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







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



