



The Firs, Syston, LE7

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Guide price £270,000



Key Features

- Three bedroom end of terrace house
- Forming part of a desirable secure gated development
- Ground floor WC
- Driveway & single garage
- Cul de sac position
- Within walking distance to Syston Train Station
- EPC rating TBC





Set within an exclusive gated development, this well-proportioned three-bedroom home occupies a pleasant cul-de-sac position and benefits from a single garage and driveway. The property has been well maintained and features an upgraded central heating boiler installed in 2023. The accommodation comprises an entrance hall, convenient ground floor WC, a comfortable lounge, and a full-width kitchen diner. To the first floor are three bedrooms and a family bathroom. Outside, the property enjoys gardens to both the front and rear, offering outdoor space for relaxation and entertaining.



Welcome to your new home

Upon entering the property, you are welcomed into an entrance hall with access to a convenient downstairs WC. A door leads into the reception room, providing a comfortable space for relaxation, featuring carpet flooring, a window overlooking the front aspect, and a staircase rising to the first floor.

From here, a door opens into the full-width kitchen diner, fitted with a range of wall and base units, a sink with drainer, radiator, Bosch oven, gas hob, and cooker hood. There is plumbing for a washing machine and dishwasher, useful under-stairs storage, and a concealed boiler installed in 2023.

French doors lead from the kitchen diner directly out to the rear garden, allowing plenty of natural light and creating an ideal space for indoor-outdoor living.



Moving upstairs

Ascend to the first floor, a carpeted landing serves access to three bedrooms, two of which are comfortable doubles. The third bedroom enjoys the use of a built in storage cupboard. Completing the first floor layout is the bathroom fitted with a three piece suite comprising a bath with shower over the top, W.C, wash hand basin, shaver point and extractor fan. The landing also serves access to the loft space.

Outside

The property occupies a prominent position within this exclusive gated community which enjoys the use of private

and fully maintained communal gardens with a picturesque setting surrounded by mature trees. The plot offers a south west facing mainly laid to lawn garden to the rear with part fencing to boundaries and a patio area ideal for outdoor sitting. There is also a single garage and parking space directly in front of the property.

Location

Syston is a large village 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 and Loughborough, the A46 north west Leicester bypass directly to the M1.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. PLEASE NOTE: There is a service charge for the upkeep of the gated development of £703.32 per year (latest year charge) Charnwood - 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.

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.

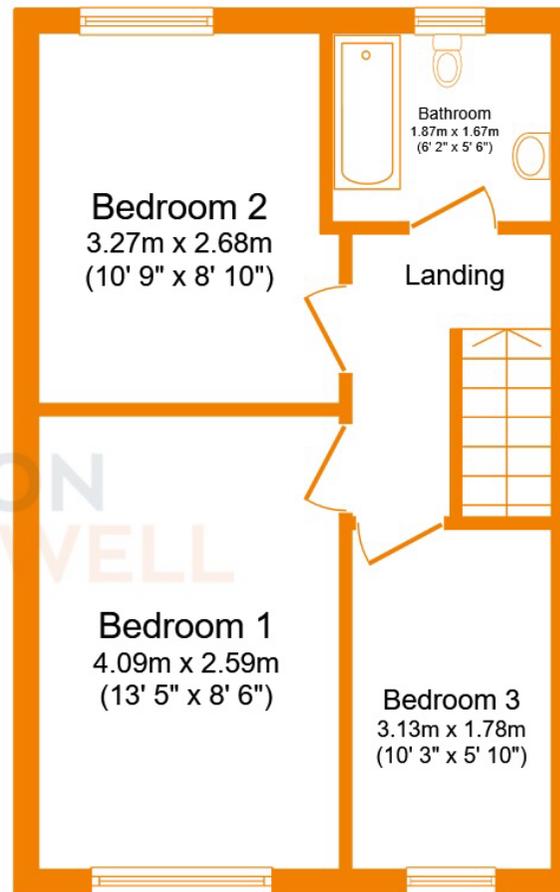






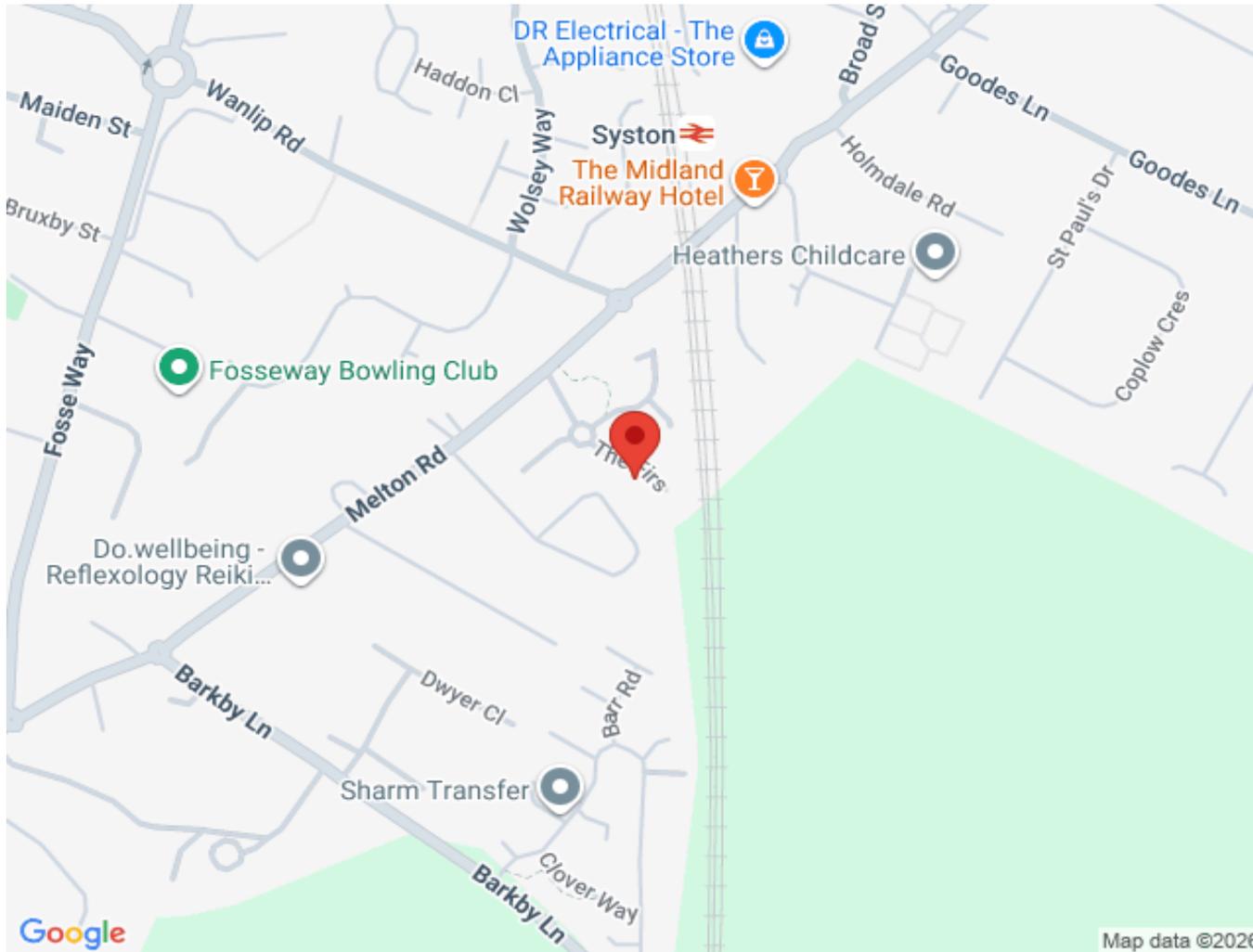


Ground Floor



First Floor

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