



Sedgefield Drive, Syston, LE7



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£220,000



## Key Features

- Two Bedrooms
- Semi Detached
- Rear Garden With Outbuilding
- Modern Kitchen & Lounge Diner
- Available With No Upward Chain
- Popular 'Hobby Horse' Development
- No Upward Chain
- EPC rating TBC
- Freehold





Situated on the popular Hobby Horse estate in Syston, this two bedroom semi detached property would make for a perfect first time purchase, investment or for someone looking to downsize from a larger family home. To the outside the property offers allocated parking with lawned gardens to the front and rear with a feature outbuilding boasting the potential to be utilised as storage or a place to work from home. The gas centrally heated and double glazed accommodation internally features an entrance hall, modern kitchen and lounge diner, with stairs rising to the first floor landing which gives access to two bedrooms and a bathroom. Available with no upward chain, an immediate viewing comes strongly recommended.

### Location

Sedgefield Drive offers a suburban setting while remaining conveniently close to a wide range of local amenities. Perfect for families, professionals, and downsizers alike, this sought-after location combines comfort, community, and connectivity. Syston town centre is just a short distance away, boasting a selection of independent shops, cafes, supermarkets, and essential services. The area also benefits from excellent schooling options, including well-regarded primary and secondary schools within easy reach. For commuters, Sedgefield Drive is ideally positioned with superb transport links. Syston railway station provides direct services to Leicester, Nottingham, and beyond, while quick access to the A46, A607, and M1 ensures seamless travel by road. Regular bus routes also serve the local area. Green spaces are plentiful, with nearby parks and countryside walks offering plenty of opportunities for outdoor recreation. Watermead Country Park is just a short drive away.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. 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





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### 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.









