



28 Moorland Road, Syston - LE7 1YJ  
£219,950

 **NEWTON FALLOWELL**

## 28 Moorland Road

Syston, Leicester

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. Benefiting from gas central heating, the accommodation internally features an entrance hall, lounge diner with useful storage, conservatory and kitchen, with stairs rising to the first floor landing which gives access to two bedrooms and a bathroom. The plot offers parking to the front with access to an open carport, with a lawned garden at the rear. An immediate viewing comes strongly recommended.

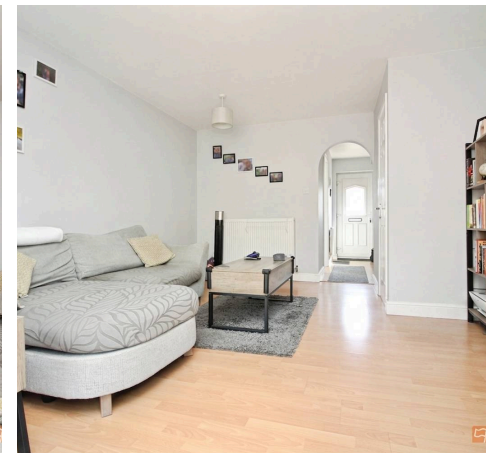
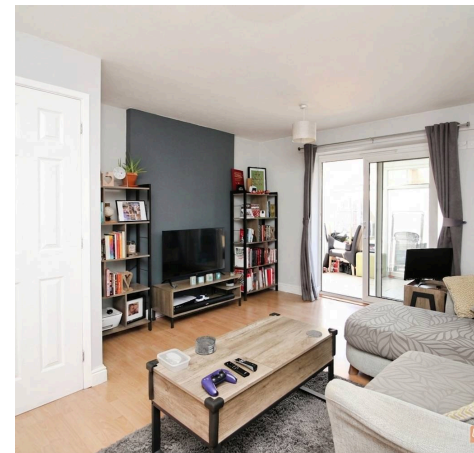
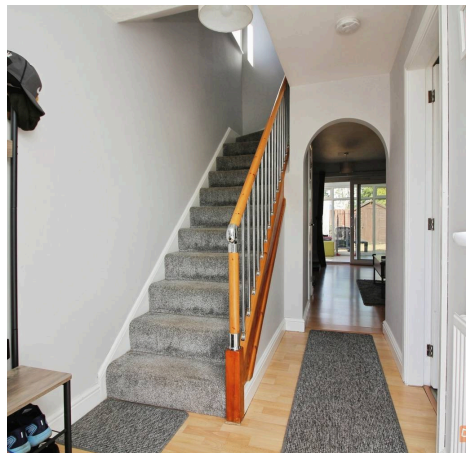
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two bedrooms
- Available with no upward chain
- Popular 'Hobby Horse' development
- Perfect first purchase or buy to let investment
- Conservatory to the rear
- Open carport providing off road parking
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!





### Welcome to your new home

A welcoming front entrance opens into the entrance hall, providing access to the staircase rising to the first floor and the well-appointed kitchen. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces, tiled splashbacks, a sink and drainer, cooker and central heating boiler, with space for additional appliances. The generously proportioned lounge/diner features attractive wood-effect flooring, a useful storage cupboard and a sliding door opening into the conservatory, creating a bright and versatile living space.

### Moving upstairs

The landing serves access to two bedrooms, the main bedroom being a comfortable double. Completing the first floor is the bathroom fitted with a modern three piece suite comprising a bath with shower over and screen, wash basin and WC.

### Outside

The plot offers a driveway providing off road parking with access to an open carport. To the rear is a mainly laid to lawn garden with fencing to boundaries.

### Location

The town centre has a good selection of shops, supermarkets, pubs, eateries, and local schools include Merton Primary and Wreake Valley Academy. The A46 Leicester Western by-pass provides easy access to M1/M69 motorways for those travelling further afield as well as the mainline railway station. Syston has become a viable location for people considering a base in the East Midlands.

### 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.

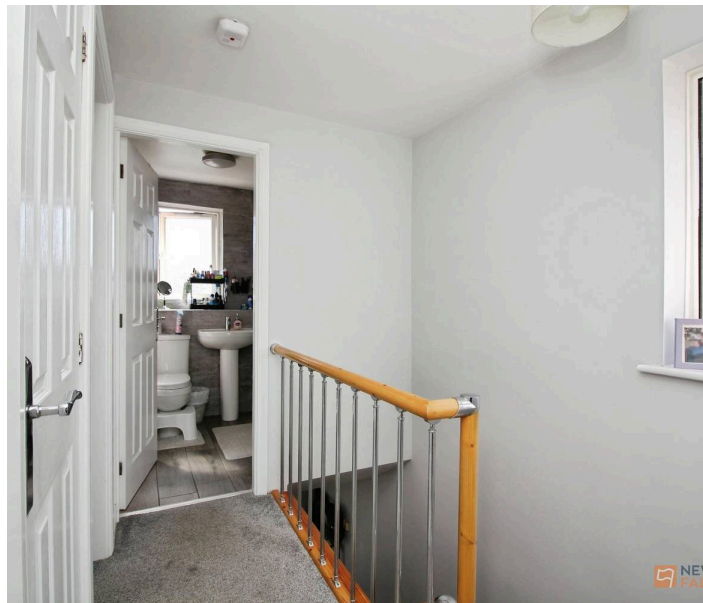
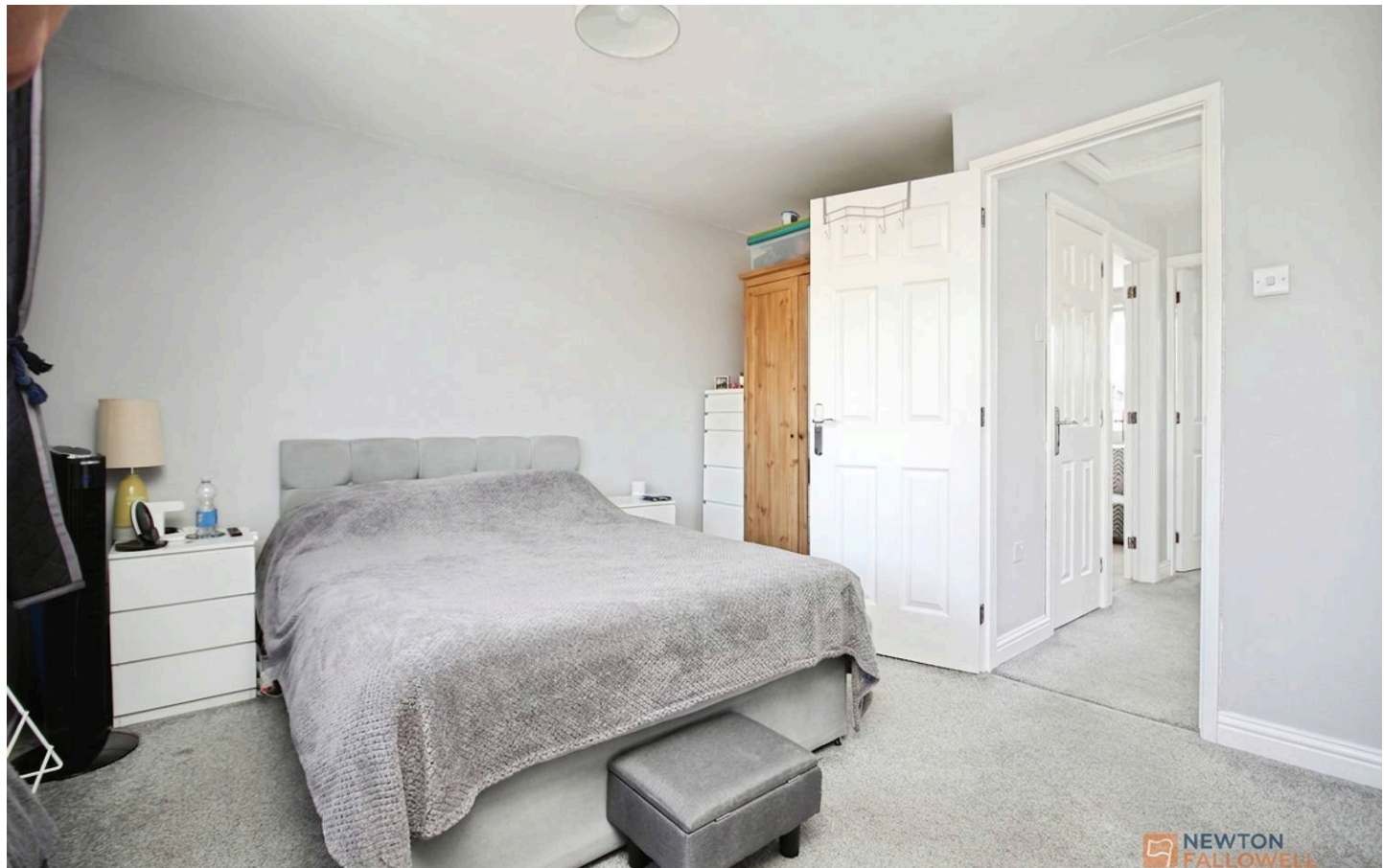


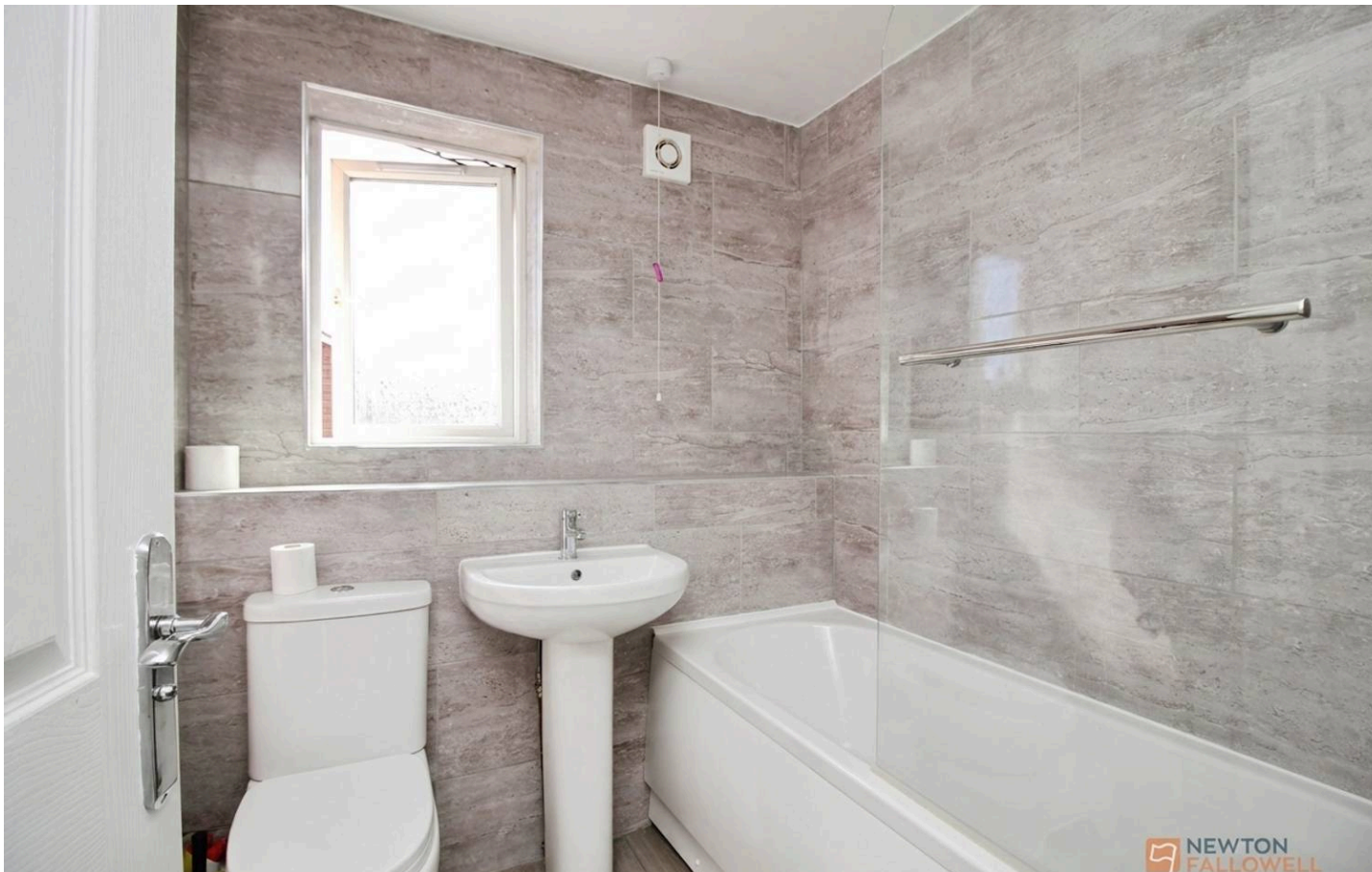
### Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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."





### 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.

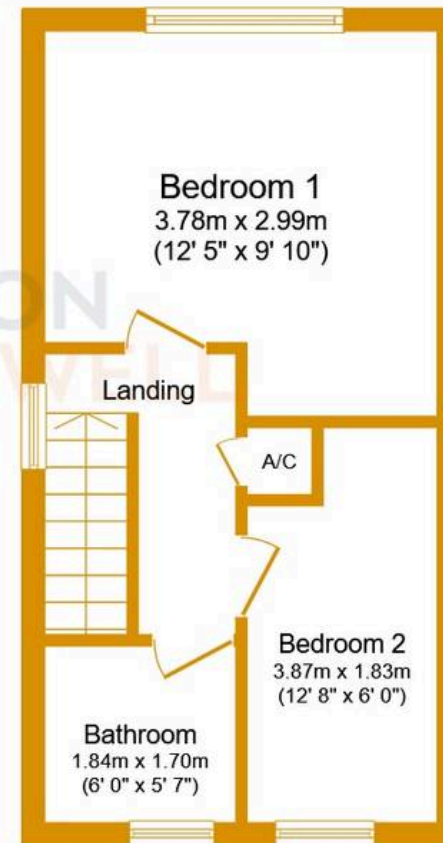
### Free Property Valuations

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.





Ground Floor



First Floor

Total floor area: 64.8 sq.m. (697 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](http://www.Propertybox.io)



## Newton Fallowell Syston

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