



 **NEWTON**

1 The Meadway, Syston - LE7 2BD

Guide Price £475,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUDESMAN

1 The Meadway

Syston, Leicester

Situated in arguably one of Syston's most sought after residential locations, this detached bungalow represents an exciting and rare opportunity for those looking to downsize from a larger family home. Boasting gas central heating and a security alarm, the layout features a reception hallway, living room, breakfast kitchen, two double bedrooms and wet room. Set within a larger than average plot with the potential for extension subject to planning, the bungalow offers a driveway providing parking which leads to the tandem garage, with lawned gardens to the front and side. Available with no upward chain and having been occupied by the same owner for many years, an immediate viewing comes highly recommended to avoid disappointment.

Council Tax band: E

Tenure: Freehold

- Two double bedrooms
- Traditional detached bungalow
- Larger than normal plot with potential for extension/development (STP)
- Available with no upward chain
- Gas central heating
- Driveway and tandem garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the bungalow, you are welcomed into a reception hallway, which forms the heart of the home, perfect for formal dining and provides access to the internal layout. The hallway features carpet flooring and benefits from a useful storage cupboard. The principal reception room is flooded with an abundance of natural light, courtesy of a window to the front elevation and a bow window to the side, both of which overlook the lawned gardens and create a pleasant outlook. The room is further complemented by carpet flooring and feature fireplace. The breakfast kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. There is a 1.5-bowl sink and drainer, space for a cooker with extractor hood above, together with space and plumbing for a washing machine and fridge freezer. Also accessed from the hall are two well-proportioned double bedrooms and a wet room, comprising a Mira shower, wash basin and WC.

Outside

Situated in arguably one of Syston's most sought after residential locations, the bungalow occupies a larger than normal plot, with a driveway to the front providing off road parking and giving access to the tandem garage measuring 7.96 x 3.06m. Gated access from the driveway leads to lawned gardens to the front and to the side, offering plenty of space for families to enjoy. There is also a patio area located to the rear, shed and a summerhouse.

Location

The property is situated in the attractive town of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.



Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band E. 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 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."





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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

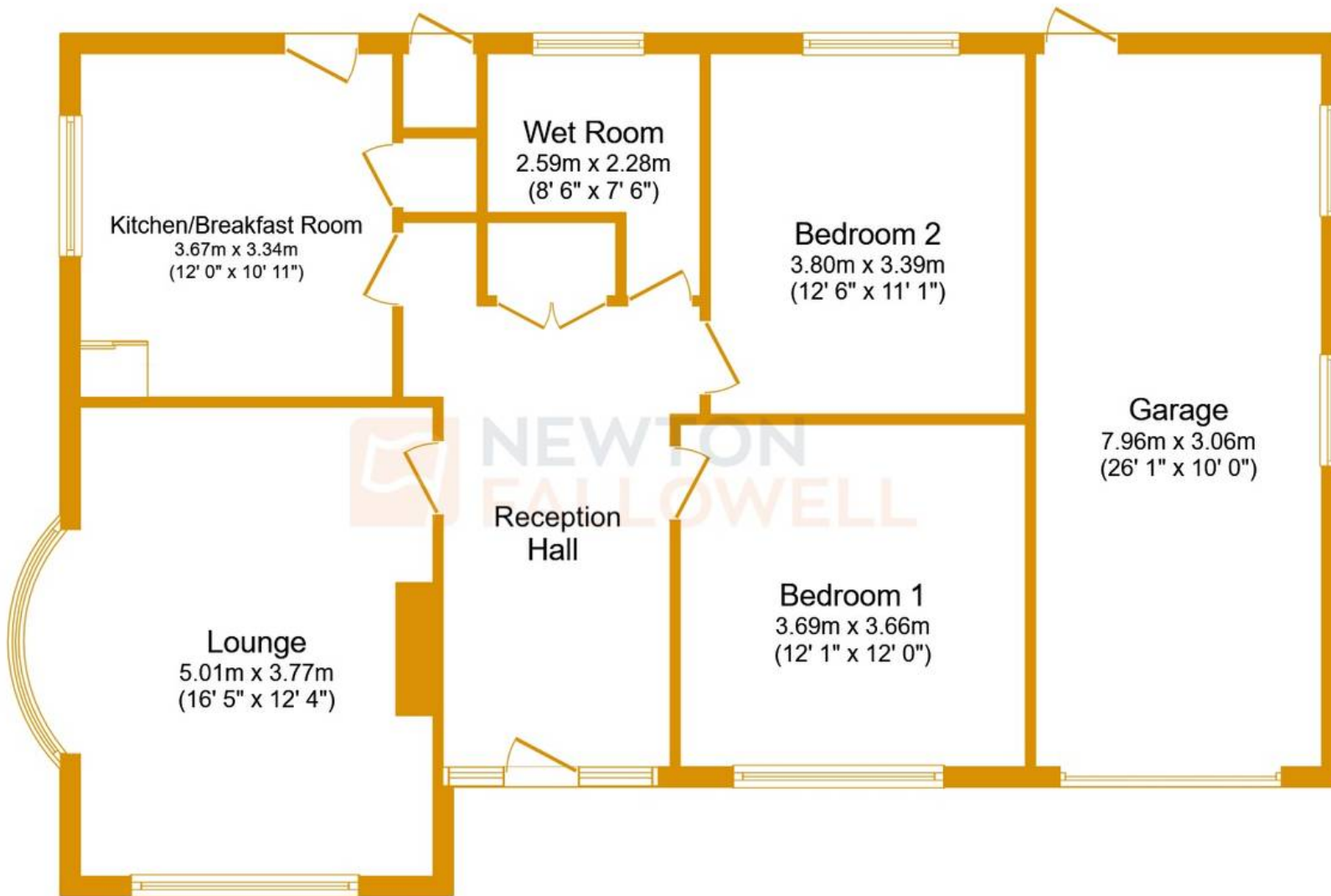
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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







Floor Plan

Total floor area: 106.4 sq.m. (1,145 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



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