



Abbotts Close, Syston - LE7 1NU
£215,000

 **NEWTON FALLOWELL**

Abbotts Close

Syston, Leicester

Newton Fallowell are excited to welcome to the market this two bedroom Georgian style mid terrace situated on this ever popular development, ideally located for access to Syston Train Station and major road links. Boasting gas central heating and double glazing, the layout includes an entrance porch, open plan layout downstairs and rear hall. Upstairs you will find two bedrooms and a modern bathroom. Set back from the road, the plot offers front and rear lawned gardens, with a single garage located in a nearby block. Perfect for first time buyers, those looking to downsize or buy to let investors, an early viewing is strongly recommended.

Council Tax band: B

Tenure: Freehold

- Two bedroom mid terrace house
- Cul de sac location
- Open plan living downstairs
- Modern fitted bathroom
- Single garage located in a nearby block
- Ideal first purchase or buy to let investment
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into a practical entrance porch with open access to the carpeted living area. This space has been opened up to incorporate the kitchen, creating a stylish open-plan layout that is ideal for modern living and entertaining. The kitchen is fitted with a range of wall and base units complemented by work surfaces, brick-effect tiled splashbacks, a sink with drainer, a Zanussi oven with a matching Zanussi hob and extractor hood above, along with space for a washing machine and fridge freezer. The ground floor benefits from dual-aspect windows, allowing plenty of natural light to fill the space, as well as a useful storage cupboard. To the rear, a hallway provides access to the garden and the staircase leading to the first floor.

Moving upstairs

Ascend to the first floor, the landing provides access to two well proportioned bedrooms, the second bedroom enjoying the use of built in wardrobes. Completing the first floor layout is the modern bathroom comprising a bath with shower over and screen, wash basin and WC. There is also access to the attic space which boasts boarding.

Outside

Occupying a set back cul de sac position, the plot offers a lawned front garden with a pathway to the front door. Gated access from beyond provides access to a mainly laid to lawn garden with fencing and shrubbery to boundaries. There is also a single garage located in a nearby block.

Location

Syston is a town 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, Loughborough and the A46 western bypass directly to the M1.



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

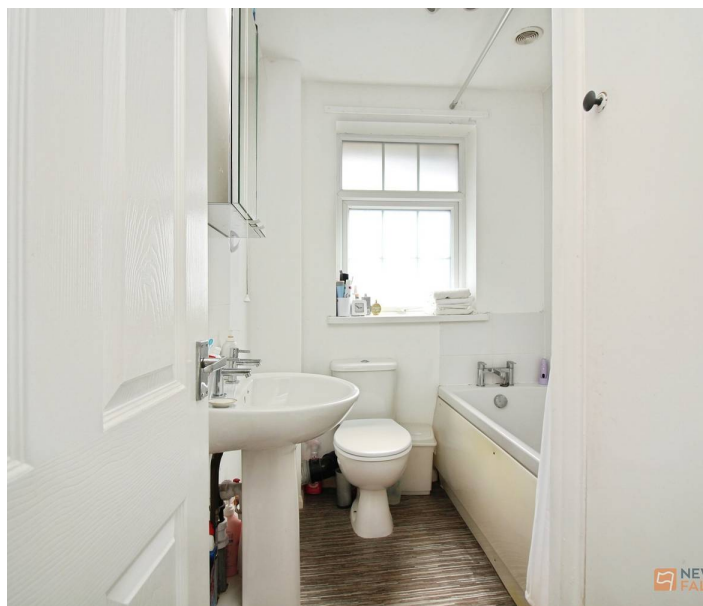
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce 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

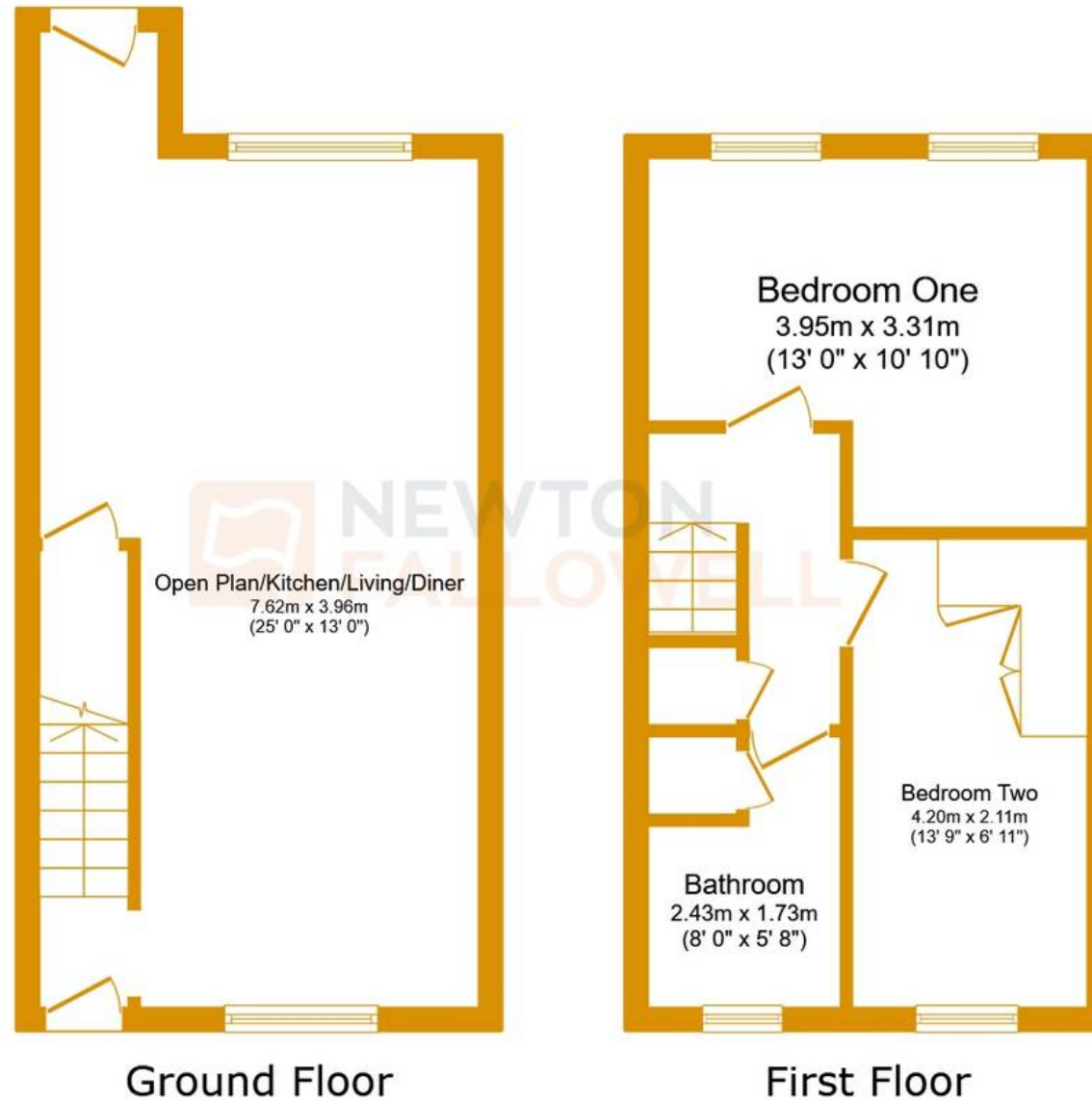
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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.

Thinking of Selling?

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.



Total floor area: 61.2 sq.m. (659 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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