



Coplow Crescent, Syston, LE7



3



1



2



£250,000



## Key Features

- Three bedroom semi detached home
- Available with no upward chain
- Two reception rooms
- Popular residential location
- Perfect for growing families
- Driveway, garage and rear garden
- EPC rating D
- Freehold







Available with no upward chain, fall in love with this traditional three bedroom semi detached home situated within this popular location off Goodes Lane, just a short walk to Merton Primary School and local bus routes. Boasting the potential for extension subject to necessary consent, the accommodation is in need of modernisation but after a fabulous transformation would be an ideal family home. The layout includes an entrance hall, lounge, dining room, lean-to and kitchen. Upstairs you will find three bedrooms and bathroom. The plot features a driveway to the front with access to the garage, with a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Upon entering the home, you are welcomed into a bright entrance hall, complete with a staircase rising to the first floor and a practical storage cupboard.

The main reception room is presented, featuring warm wood flooring and arranged around an fireplace, creating a comfortable and inviting living space. A glazed door opens into the formal dining room, which also benefits from wood flooring and includes a convenient serving hatch to the kitchen, ideal for entertaining.

From the dining room, a further glazed door leads into the lean-to, providing access to the garden and offering additional versatile space.

Completing the ground floor is the kitchen. While in need of modernisation, it offers excellent potential to create a contemporary culinary space. It enjoys dual-aspect windows that allow for plenty of natural light, along with a rear access door for added convenience.

### Moving upstairs

Ascend to the first floor, a landing gives access to three well proportioned bedrooms, two of which benefit from wood

flooring. The family bathroom completes the first floor and features a bath, wash basin and WC, with tiling.

### Outside

The plot offers a driveway to the front providing off road parking and giving access to the garage. To the rear is a lawned garden featuring a shed as well as a patio area adjacent to the accommodation ideal for outdoor entertaining.

### Location

Syston is a thriving town just north of Leicester, offering an excellent range of local shopping and well-regarded schooling facilities. With a vibrant and welcoming community, the town combines everyday convenience with a strong sense of local character.

Ideally positioned for commuters, Syston provides swift access to Leicester, Melton Mowbray and Loughborough, as well as the A46 western bypass, which connects directly to the M1 motorway, making travel across the region straightforward and efficient.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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 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 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

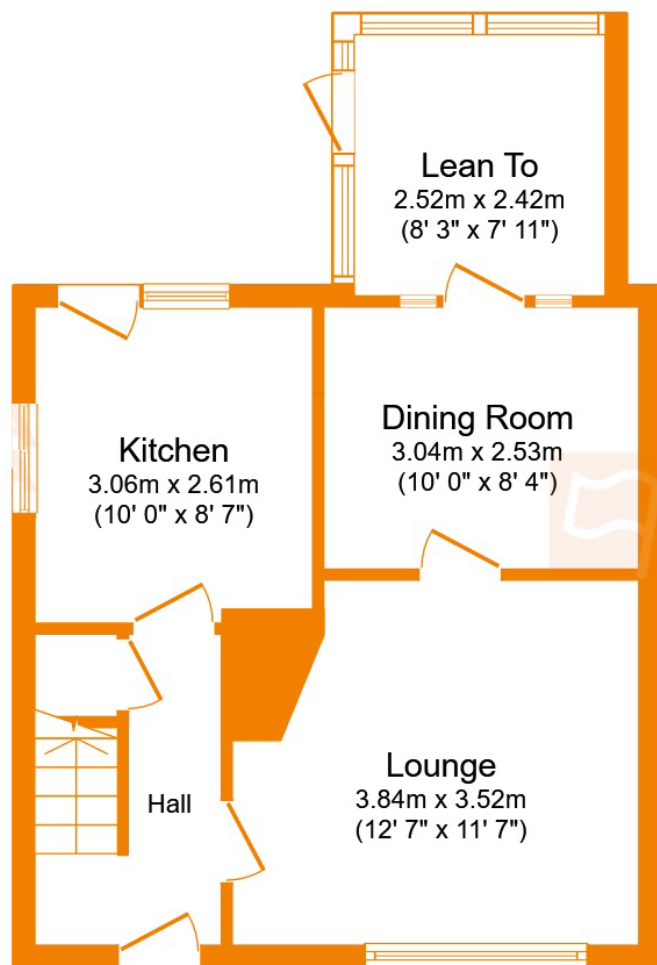
If you have a house to sell then we would love to provide you with a free no obligation valuation.



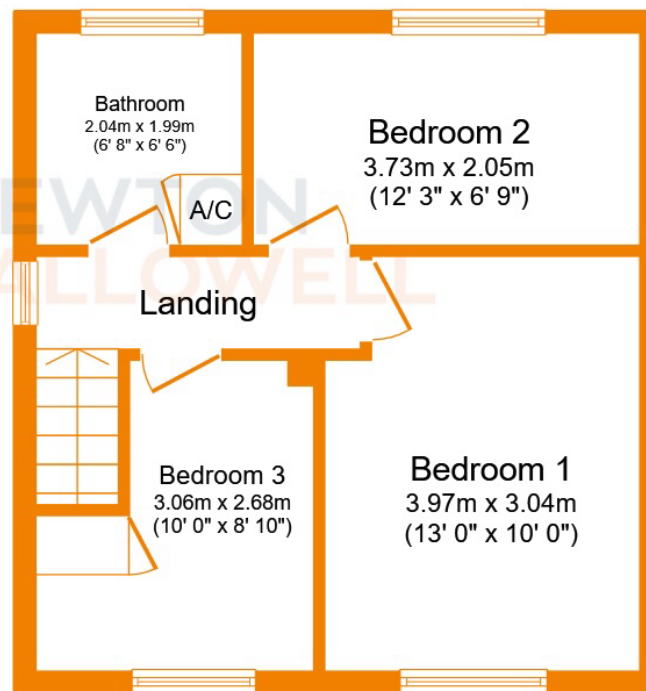




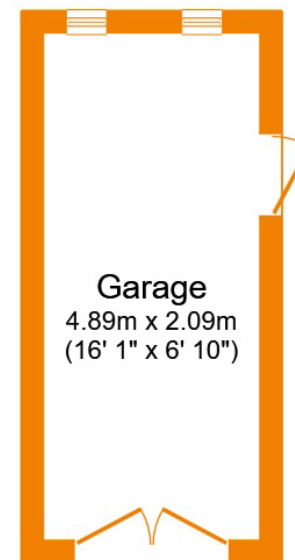




Ground Floor



First Floor



Garage



