

107 Empingham Drive, Syston - LE7 2DL

Guide Price £425,000

NEWTON FALLOWELL

The Property Ombudsman

107 Empingham Drive

Syston, Leicester

Located within the sought-after modern 'Chestnuts' development, this executive four-bedroom home, built by David Wilson Homes, offers well proportioned accommodation arranged over two floors. Ideally positioned opposite a children's play park, it presents an excellent opportunity for growing families. The ground floor comprises a welcoming entrance hallway, two reception rooms, modern breakfast kitchen (Fitted 2023) and a guest WC. Upstairs, you'll find four well-proportioned bedrooms along with a modern family bathroom. Externally, the property enjoys planted front gardens and a driveway leading to a brick-built single garage. To the rear, a private enclosed garden with a lawned area provides a perfect outdoor space for relaxation or entertaining. Additional benefits include gas central heating, double glazed windows, made to measure shutter blinds to the front, blackout blinds and an electric car charging point. Somewhat larger than the exterior would suggest, an internal inspection is essential.

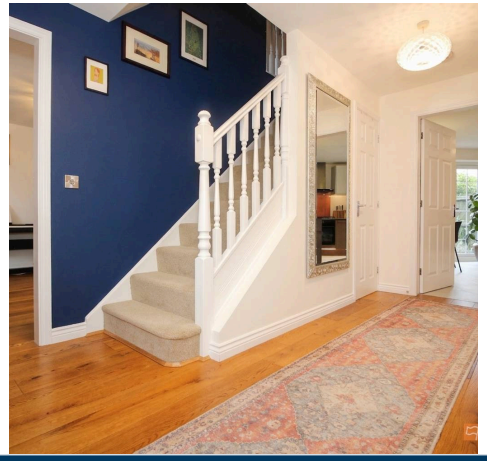
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Well Proportioned Bedrooms With Wardrobes
- Executive Detached Family Home
- Two Reception Rooms & Modernised Breakfast Kitchen
- Family Friendly Location
- Master Bedroom With En-suite
- Driveway For Two Cars & Single Garage
- Particularly Private South East Facing Rear Garden
- Tenure - Freehold / Tax Band E















Welcome to your new home

Upon entering the property, you are welcomed by an entrance hallway featuring a staircase rising to the first floor, a useful storage cupboard, and doors leading to the main living areas, including a guest WC. The primary reception room is finished with engineered oak flooring and bathed in natural light, thanks to a walk-in bay window to the front elevation, complete with made-to-measure blinds. French doors open directly into the garden, while a sliding glass door opens to the kitchen. Ideal for formal entertaining, the dining room boasts a charming bay window to the front, adding character and elegance. With built in storage, this room would also be an ideal home office or playroom. The breakfast kitchen is well-appointed with a range of re-fitted units, complementary work surfaces, sink and drainer, integrated appliances inc AEG oven, hob with hood, Bosch dishwasher, space for appliances and pantry cupboard. French doors open out to the rear garden.

Moving upstairs

The first floor features an open landing that leads to four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is decorated in a modern style and benefits from fitted wardrobes and a private en suite, complete with a shower cubicle, pedestal wash hand basin, and low-level WC. The three additional bedrooms are presented with carpet flooring, with two of them offering built-in wardrobes, providing ample storage. The third bedroom features a wall fixed Ikea wardrobe which is included. The family bathroom is equipped with a modern suite, including a bath, wash hand basin, and low-level WC, with complementary tiling.

Outside

Set within a family friendly development, outside to the front is a well established garden with a pathway leading to the front door. To the side is a tarmac driveway providing off road parking for two cars and leading to the attached single garage measuring 5.19m x 2.57m with light and power. There is also an electric charging point. To the rear of the property there is an enclosed garden featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With a lawn, variety of trees and shrubbery creating a high degree of privacy, decking area and gated access.

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.

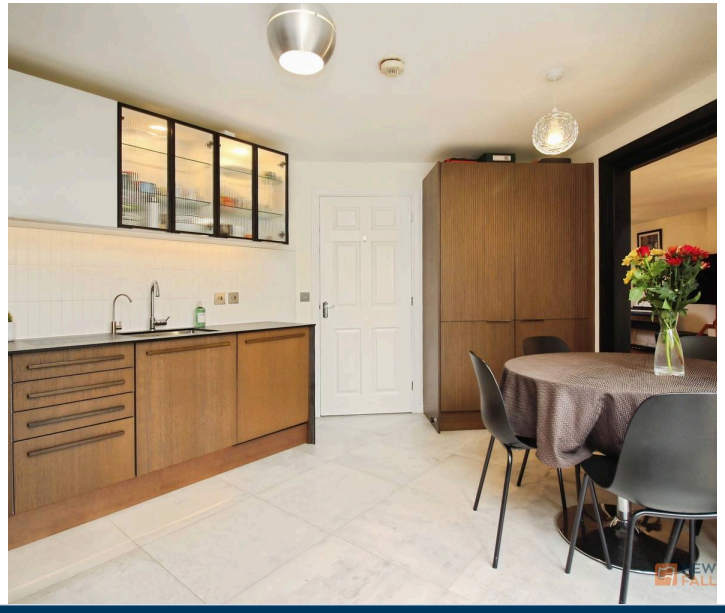
Tenure & Council Tax

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.

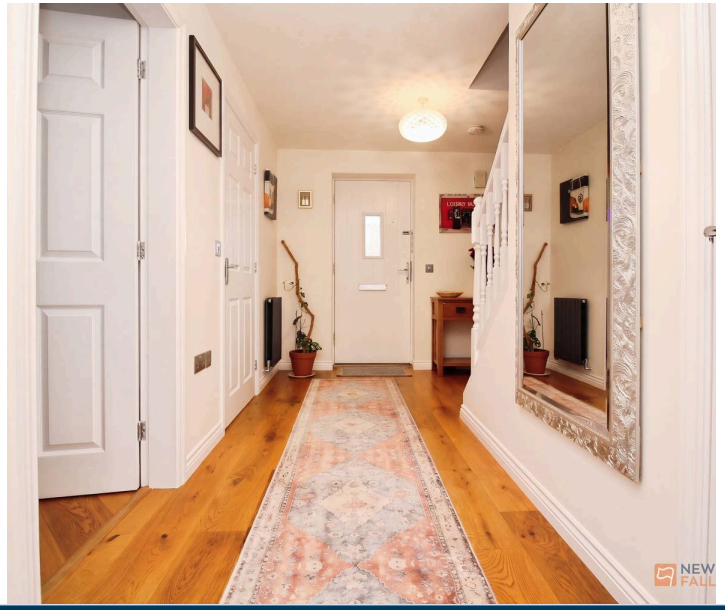












Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

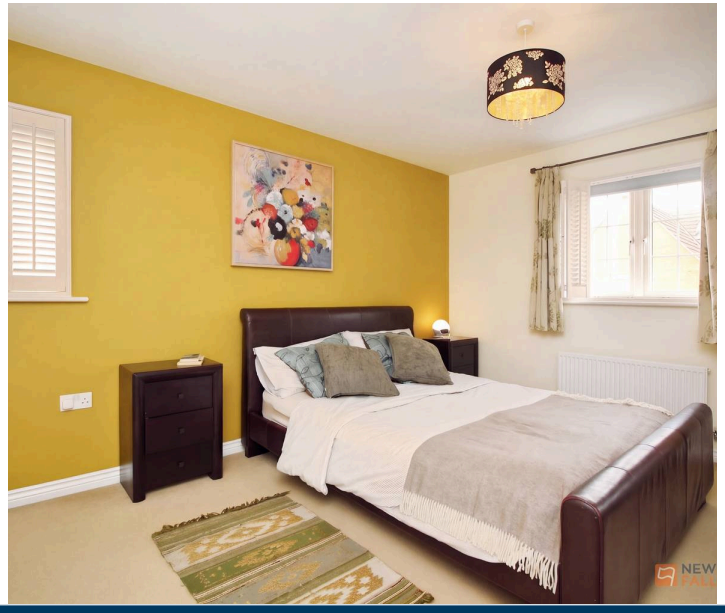
Referrals

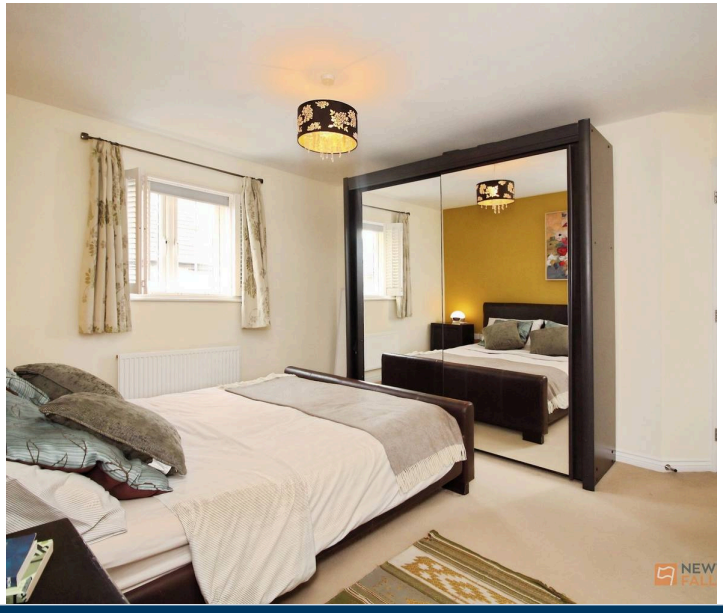
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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








NEWTON
FALLOWELL

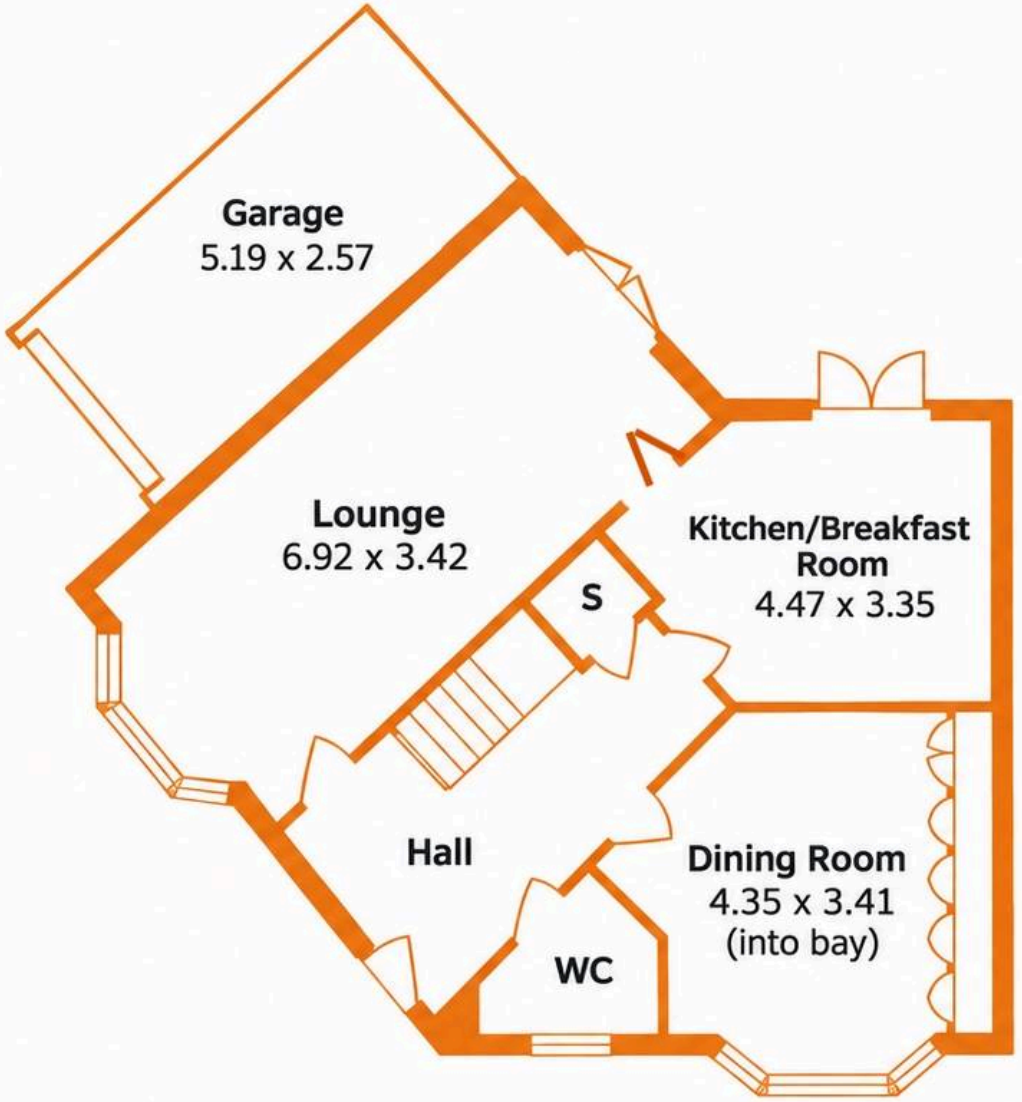

NEWTON
FALLOWELL


NEWTON
FALLOWELL


MIND
THE
GAP
NEWTON
FALLOWELL

Empingham Drive, Syston

Approximately 1,390 sq ft (129.14m2) excluding the garage. However it's imperative to note that this is only an estimate figure due to the angled rooms!



GROUND FLOOR



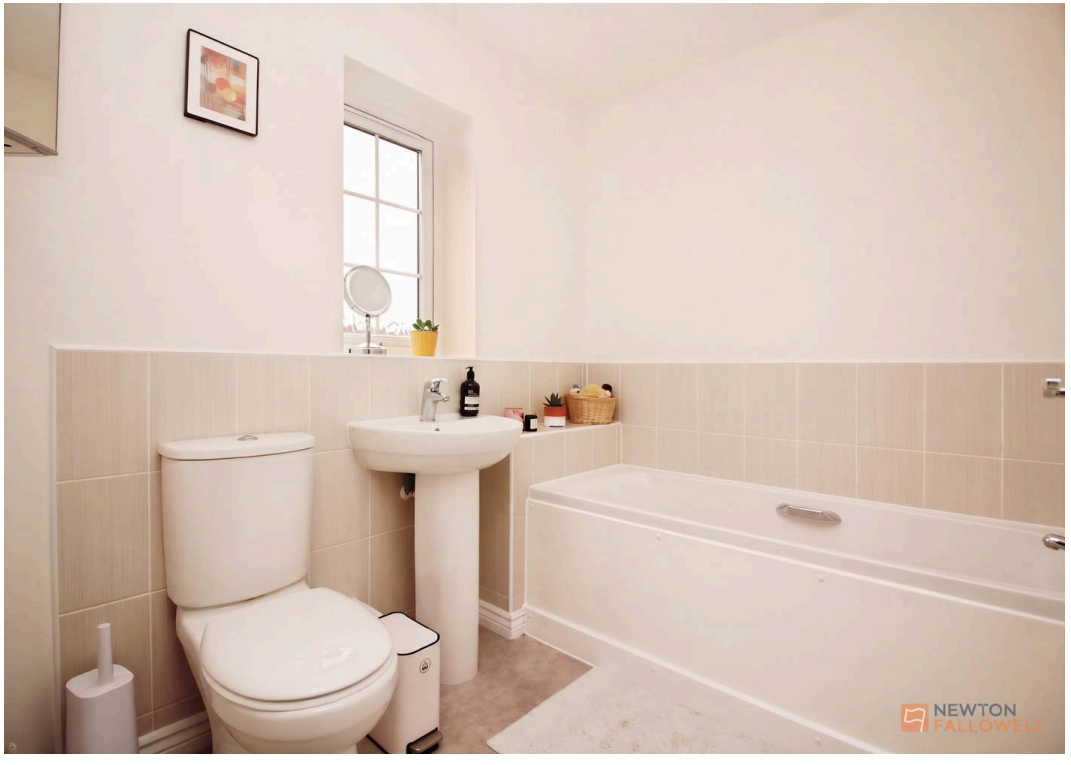
FIRST FLOOR

For illustrative purposes only. Not to scale. All dimensions are approximate.

The Property Ombudsman
APPROVED CODE
TRADINGSTANDARDS.UK














Charnwood
Welcome to
Empingham Drive
Play Area





Newton Fallowell Syston

Newton Fallowell, 1250 Melton Road - LE7 2HB

01163440110 · syston@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

The Property Ombudsman

APPROVED CODE

NEWTON FALLOWELL