



Barkby Road, Syston, LE7



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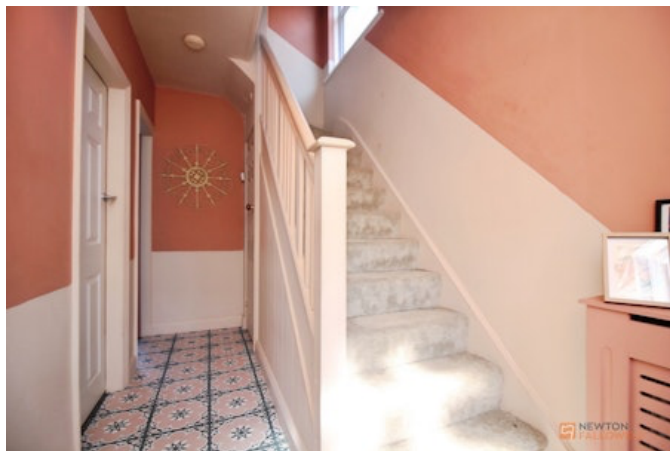
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Guide price £275,000



## Key Features

- Three bedroom semi detached home
- Open plan kitchen diner
- Within walking distance to Syston town centre
- Modernised bathroom
- Larger than normal rear garden
- Gas central heating and double glazing
- EPC rating TBC
- Freehold





Boasting a larger than normal rear garden, walk in and be surprised by this traditional three bedroom bay fronted semi detached home set within the heart of Syston, within walking distance to the town centre. Benefiting from gas central heating and double glazing, the layout includes an entrance hallway, lounge with bay and open plan modernised kitchen diner. Upstairs you will find three bedrooms and a contemporary fitted bathroom. The plot offers ample parking. An early viewing is highly recommend to fully appreciate the family home on offer.



### Welcome to your new home

Upon entering the home, you are welcomed into a bright entrance hall, complete with a staircase leading to the first floor and a useful storage cupboard beneath. The lounge is filled with natural light thanks to a walk-in bay window to the front elevation and is finished with wood flooring.

A standout feature of the property is the open-plan kitchen diner, fitted with a range of wall and base units complemented by roll-edge work surfaces and brick-effect tiling. The kitchen includes an inset sink and drainer, built-in oven, hob with extractor hood, and space for a fridge freezer and washing machine, along with a concealed boiler. There is ample room for a dining table and chairs, while French doors open out onto the rear garden, creating an ideal space for both everyday living and entertaining.



### Moving upstairs

Heading upstairs to the first floor, you arrive at a carpeted landing that leads to three bedrooms, two of which are well-proportioned doubles. The family bathroom has been tastefully modernised and features a stylish three-piece suite, including a freestanding bath, wash basin, and WC. It is finished with complementary brick-effect tiling, enhanced by spot lighting and a heated towel rail for added comfort.

### Outside

Situated within the heart of Syston, the plot offers a driveway to the front providing ample parking. Gated access to the side

leads to a larger than normal mainly laid to lawn, perfect for families. With various patio areas ideal for outdoor sitting and entertaining.

### Location

The convenient and sought-after town of Syston is located just outside the City boundary, to the north of Leicester, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment, as well as the market towns of Loughborough and Melton Mowbray, Oakham, Uppingham and Market Harborough, the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses and the A46\M1\M69\M42 major road network for travel north, south and west.

Syston offers a fine range of local amenities including shopping for all needs, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to many of the afore-mentioned centres of employment and beyond.

### 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 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

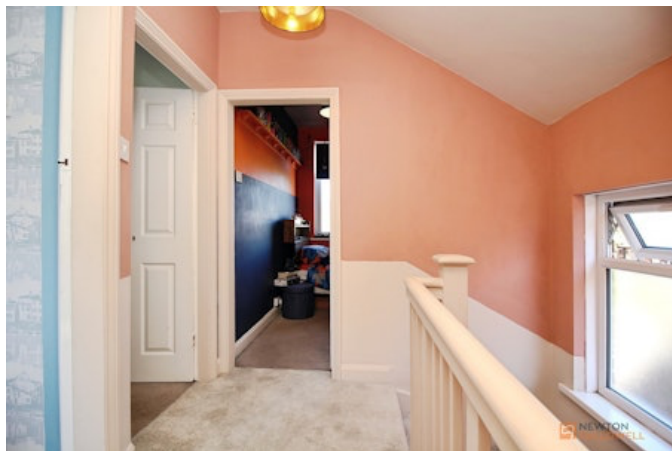
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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

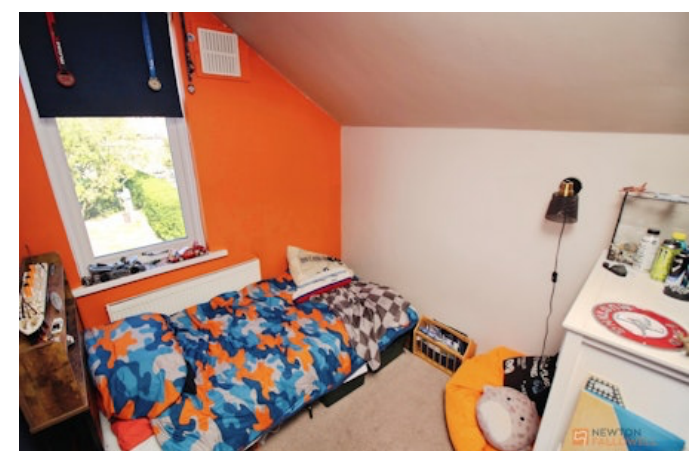
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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



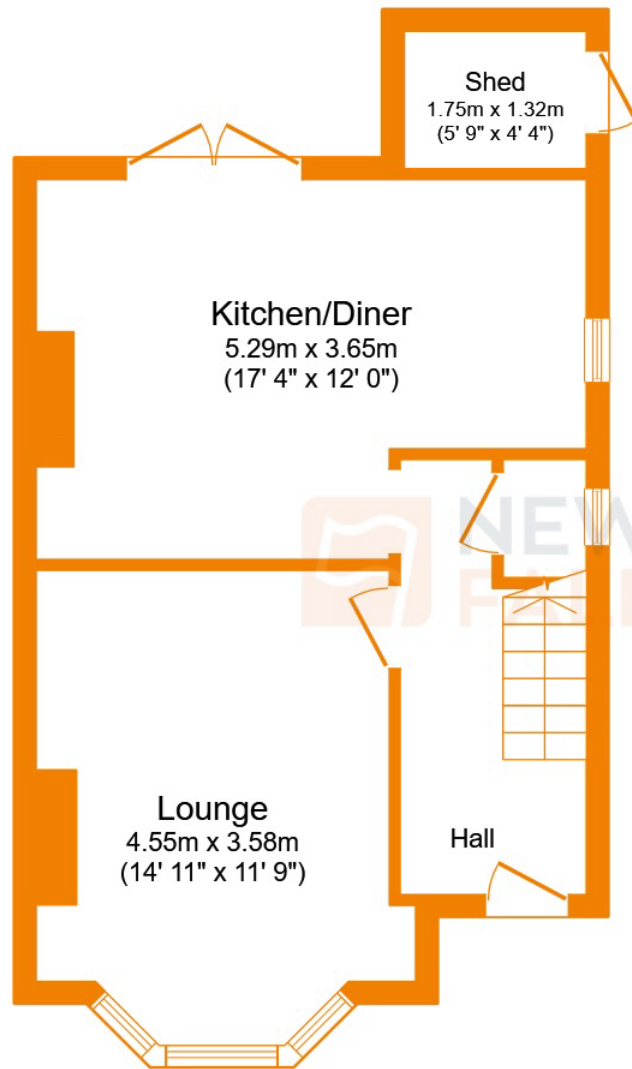
receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

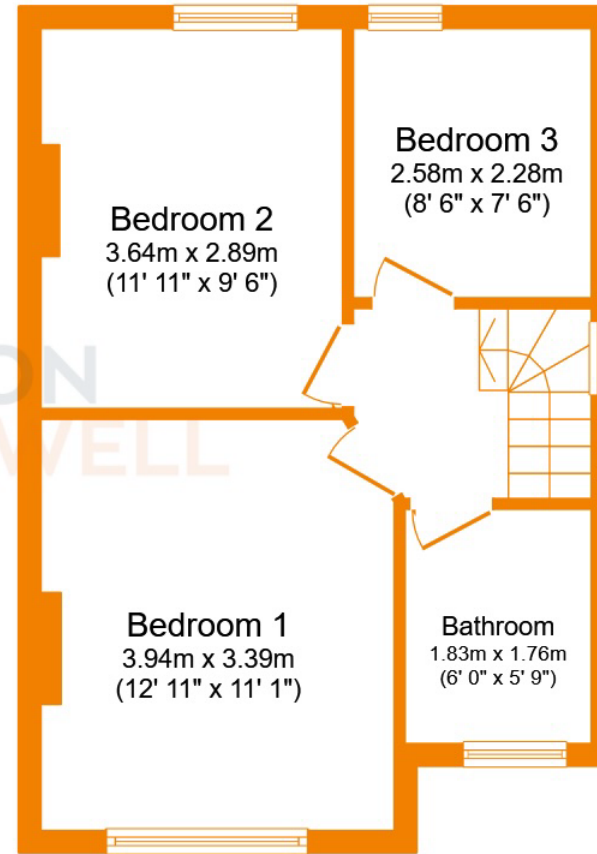
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

