



Preston Close, Syston - LE7 1AE
£219,950

 **NEWTON FALLOWELL**

Preston Close

Syston, Leicester

Perfect for first-time buyers, this modern two-bedroom terraced home occupies a cul-de-sac position in the popular North Leicestershire town of Syston, within easy walking distance of an excellent range of local amenities, shops and transport links. Somewhat larger than the exterior would suggest, the property features an entrance hall, guest WC, a modern kitchen diner and a comfortable lounge overlooking the rear garden. Upstairs are two well-proportioned bedrooms and a contemporary bathroom. Outside, the property benefits from a private lawned rear garden and an allocated parking space. Combining modern, low-maintenance living with a highly convenient location, this is an excellent opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended.

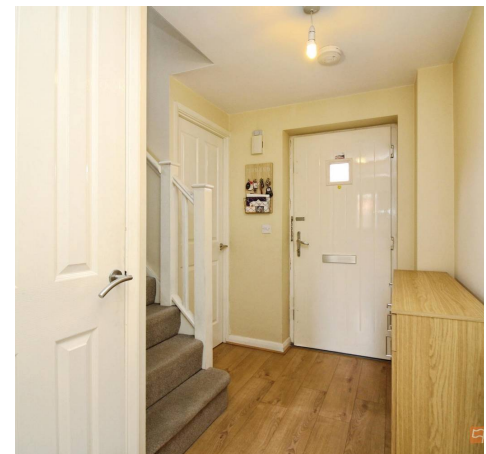
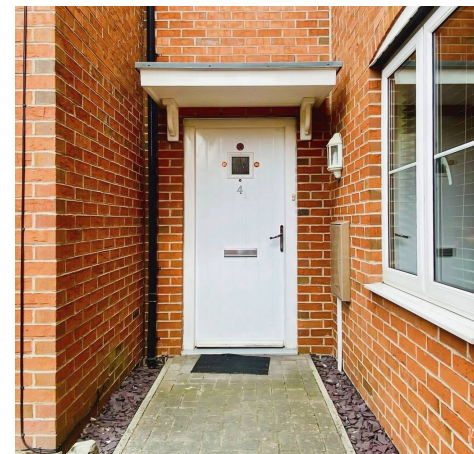
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two well proportioned bedrooms
- Tucked away cul de sac position
- Modern terrace house
- Allocated parking space
- Perfect first time buy
- Ideally located for access to amenities and major road links
- Tenure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into an entrance hallway with a useful storage cupboard and a staircase leading to the first floor. The reception room is presented with wood-effect flooring and features doors opening to provide access to the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of wall and base units complemented by matching work surfaces, incorporating a 1.5 bowl sink and drainer, built-in oven, four-ring gas hob with extractor hood, integrated fridge freezer, and space for a washing machine. Offering ample room for a dining table, the kitchen benefits from dual-aspect windows, a useful storage cupboard, and access to a convenient guest WC.

Moving upstairs

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC, complemented by part-tiled walls. The landing also benefits from a useful built-in storage cupboard, adding further practicality to the home.

Outside

Set back from the road, the property enjoys a rear garden, predominantly laid to lawn, with a patio area adjoining the home, ideal for outdoor dining, entertaining, or simply relaxing. Gated side access leads conveniently to the front of the property. There is also an allocated parking space.

Location

Syston is a vibrant village flanked by some of the County's most beautiful rolling countryside whilst being located just six miles north-east of Leicester city centre. The village provides a good range of shopping, leisure and recreational facilities and excellent access to the M1/M69 motorway networks and associated Fosse Retail Park.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Please note there is a service charge for the development. We have been advised this is £508.80 per annum. Charnwood Council - 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 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

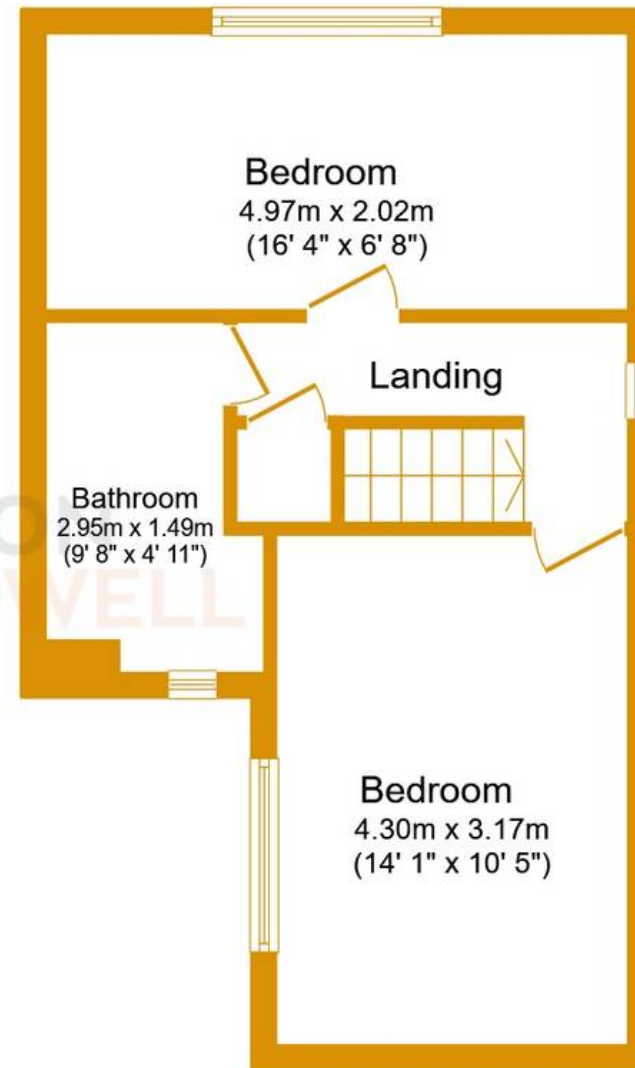
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







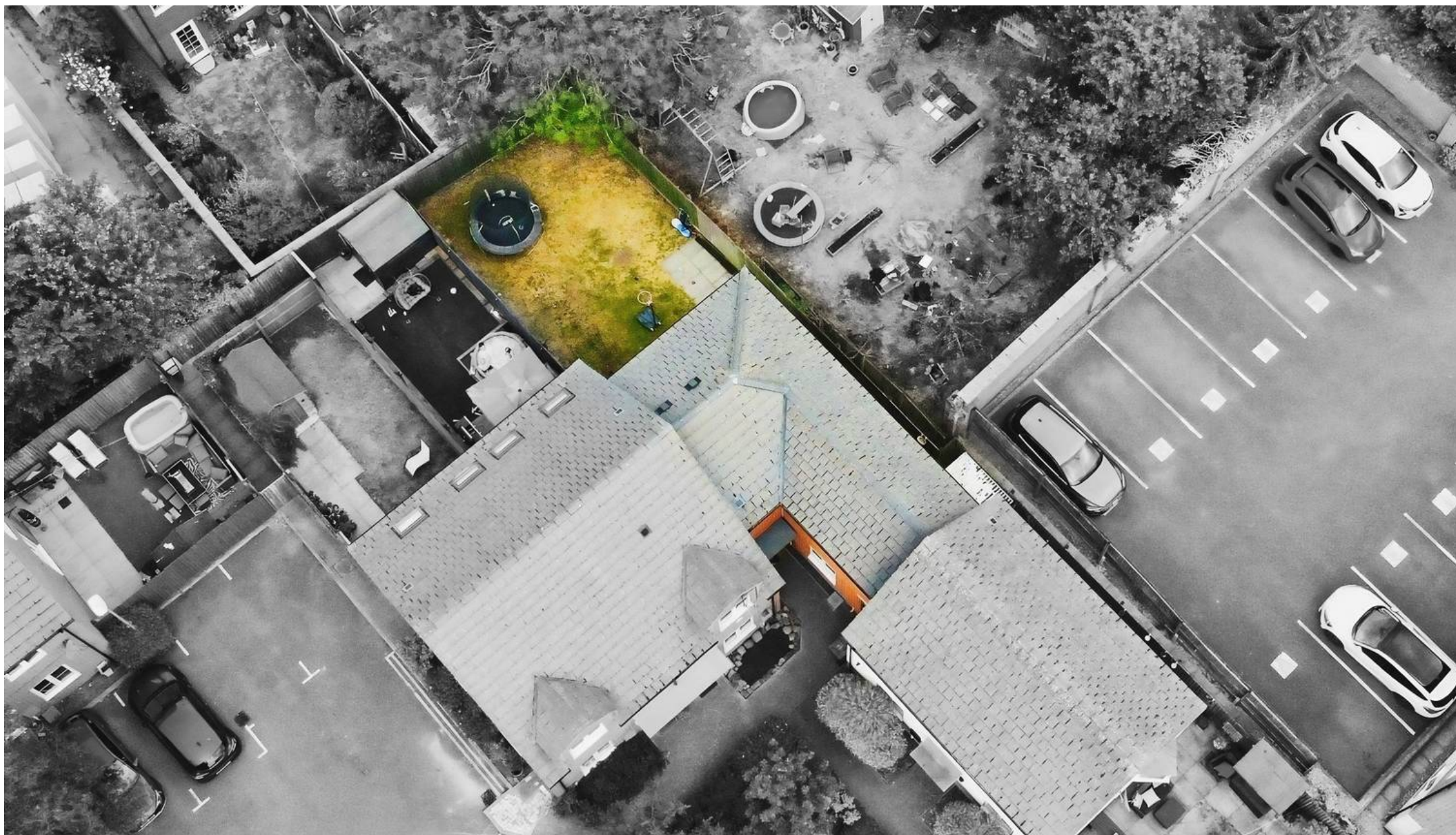
Ground Floor



First Floor

Total floor area: 72.1 sq.m. (776 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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