



High Street, Syston, LE7



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£269,500



### Key Features

- Three double bedrooms
- Traditional cottage
- Two reception rooms & kitchen diner
- Available with no upward chain
- Located in the heart of Syston, within walking distance to amenities
- Walled courtyard with brick outbuilding
- EPC rating D
- Freehold





Set in a prime position in the heart of Syston, this distinctive cottage is offered to the market with no upward chain. Benefiting from gas central heating, the thoughtfully arranged accommodation comprises an open entrance hall, two reception rooms, and a kitchen diner. A charming spiral staircase leads to the first floor, where there are three bedrooms and a contemporary bathroom. Externally, the property features a low-maintenance courtyard along with a useful outbuilding providing plumbing for a washing machine. Ideally located to take full advantage of Syston's excellent range of local amenities, this characterful period home warrants an early viewing.

### Welcome to your new home

Step into an inviting entrance hall, where a charming spiral staircase rises to the first floor. The layout flows seamlessly into two reception rooms, both enhanced by attractive feature fireplaces, creating warm and versatile living spaces.

The kitchen diner is well appointed with a range of wall and base units, complemented by stylish work surfaces and brick-effect tiling. It is equipped with a built-in oven, hob with extractor hood, sink and drainer, a wine rack, and space for two additional appliances. Affording ample space for a table and chairs, doors open out into the rear garden.

### Moving upstairs

Ascend to the first floor, a carpeted landing with spotlighting offers access to three double bedrooms, all neutrally decorated. Two benefit from having built in storage and characterful fireplaces. The bathroom completes the upstairs layout and is fitted with a modern three piece suite comprising a bath with shower over and screen, wash basin and WC.

### Outside

To the rear, the property enjoys a charming, cottage-style walled garden, thoughtfully paved for ease of maintenance and featuring a raised seating area, ideal for relaxing or

entertaining. To the side, a convenient access passage leads to the front of the property and a brick-built outbuilding, which is equipped with plumbing for a washing machine.

### 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 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

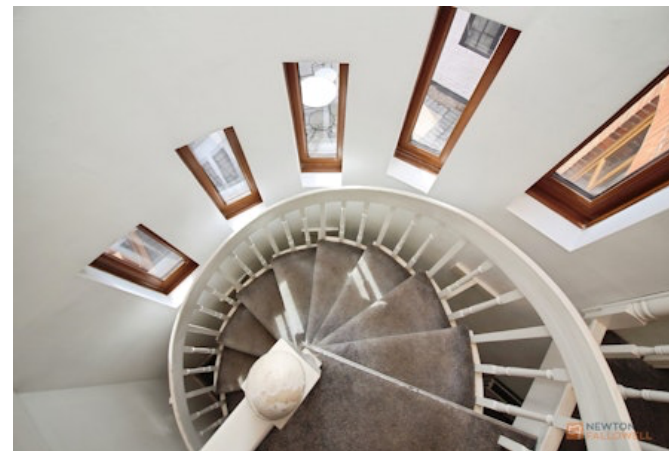
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation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

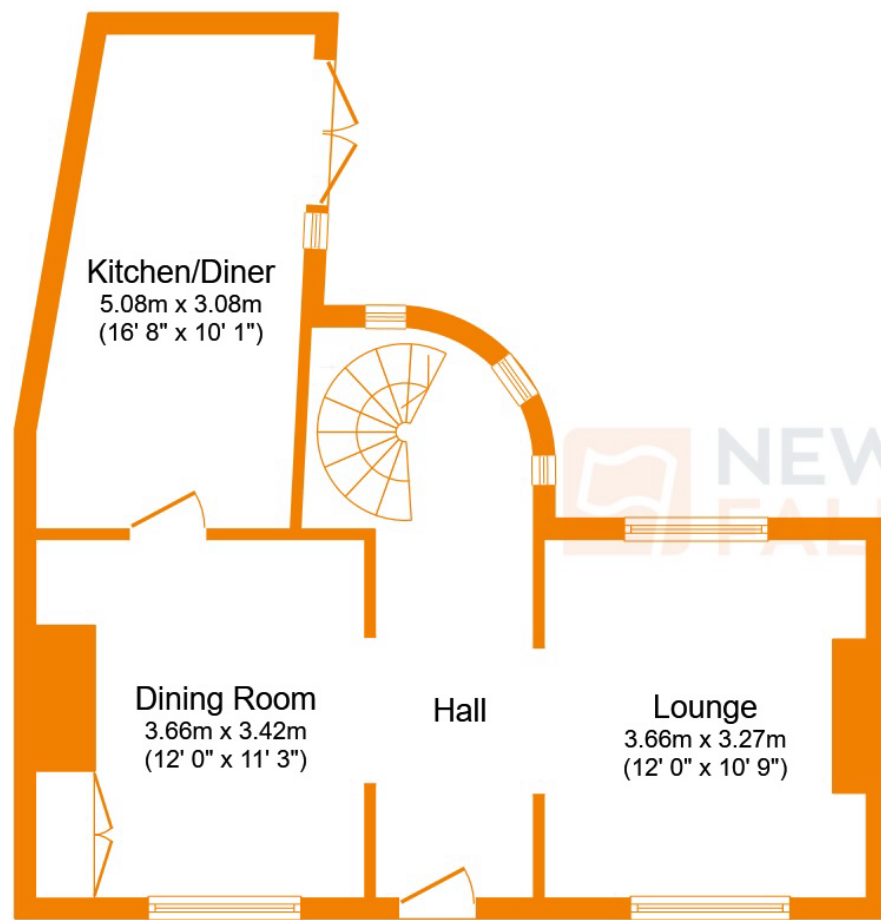
### Free Property Valuations

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

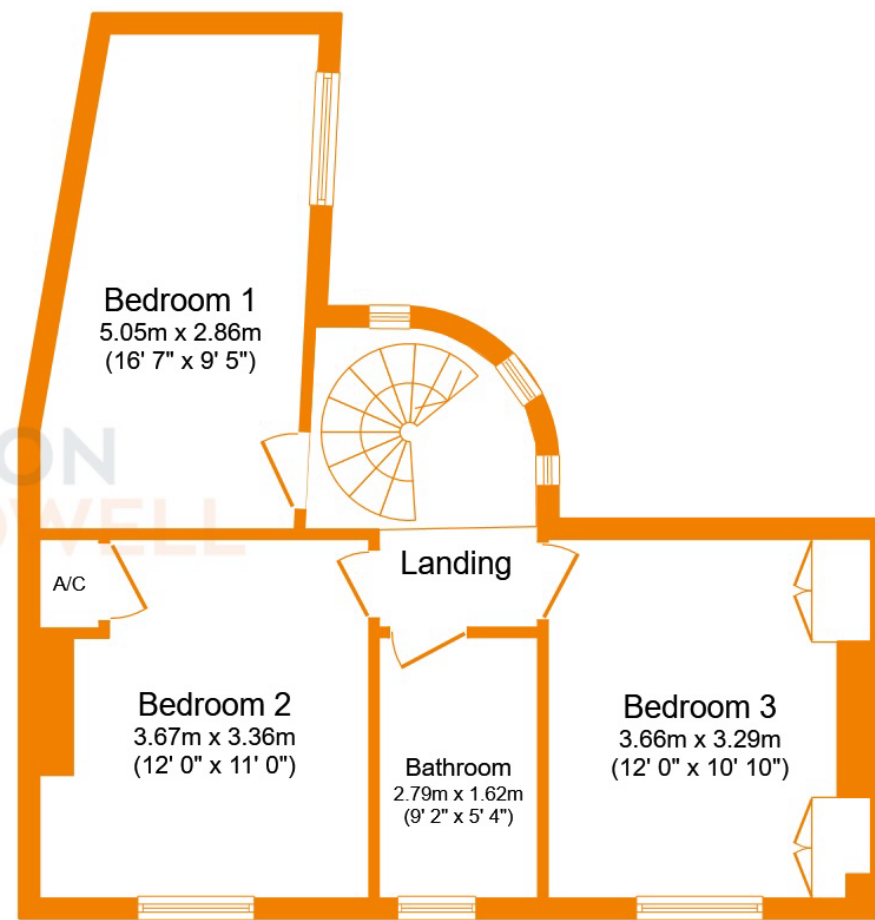








Ground Floor



First Floor

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](http://www.Propertybox.io)

