

24 Brookfield Street, Syston - LE7 2AD

Offers in Region of £450,000

NEWTON FALLOWELL

The Property Ombudsman

24 Brookfield Street

Syston, Leicester

Newton Fallowell are delighted to welcome to the market Brookfield House. A characterful four bedroomed period property, boasting a wealth of wonderful character features, including deep skirting boards, high ceilings and coving and ceiling roses. Offering generous and versatile accommodation throughout, the property perfectly combines period charm with modern-day living. Highlights include an impressive tiered living/family room with a dedicated bar area, a formal dining room and an open-plan kitchen/diner, ideal for family life and entertaining. Upstairs you will find four double bedrooms and a bathroom. Further benefits include a useful cellar, rear garden with raised patio and additional seating area, and off-road parking accessed via a shared driveway behind attractive iron gates. A truly impressive home that must be viewed to be fully appreciated.

Council Tax band: E

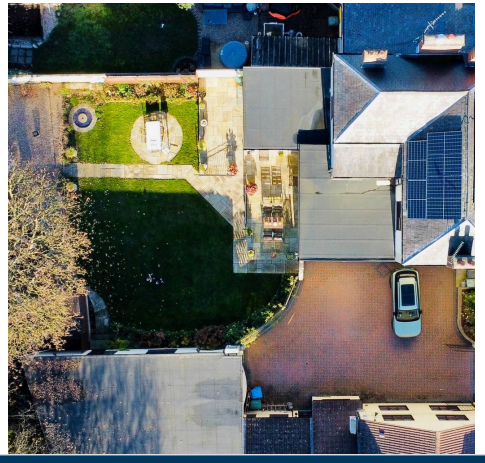
Tenure: Freehold

EPC Energy Efficiency Rating: D

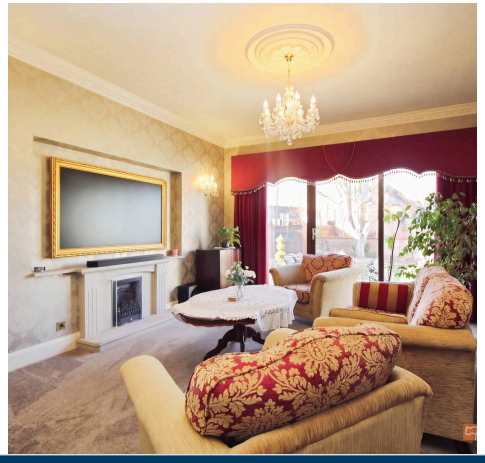
EPC Environmental Impact Rating: E

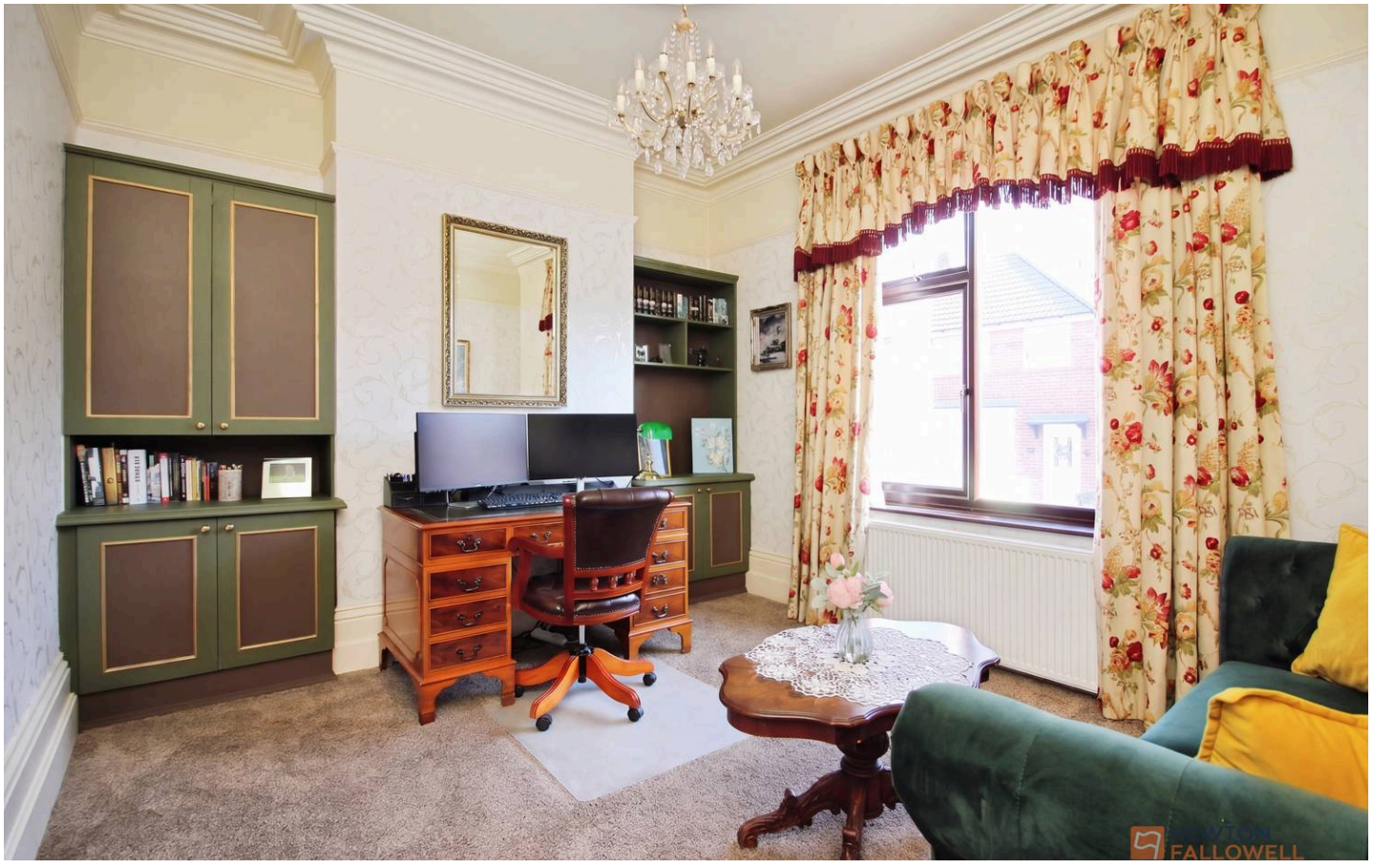
- Four bedroom Georgian villa
- Three reception rooms
- Within walking distance to Syston Town Centre
- Parking on a shared driveway
- Double glazing and gas central heating
- Benefiting from solar panels
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E















Welcome to Brookfield House

Upon entering the property, you are welcomed by a spacious entrance hallway, featuring a staircase rising to the first floor and access to a particularly useful cellar, which the current vendor makes excellent use of on a daily basis. The ground floor accommodation offers a formal dining room with a window overlooking the front aspect, alongside a truly impressive, tiered living/family room extending from the front to the rear of the property. This versatile space provides an excellent area for both relaxing and entertaining, further enhanced by its own dedicated bar area. For those seeking a home with an open-plan kitchen/dining space, this property certainly delivers. The kitchen is fitted with a range of units, complemented by a ceramic sink and drainer, together with a selection of quality integrated appliances, including a Neff oven, grill and microwave and dishwasher. A side lobby gives access to the rear garden. Completing the downstairs is the modern shower room.

Moving upstairs

Ascend to the first floor, the carpeted landing provides access to four bedrooms. The master bedroom enjoys dual aspect glazing and enjoys the added luxury of an air conditioner unit. The second bedroom enjoys the use of built in storage. Completing the upstairs layout is the bathroom, fitted with a modern four piece suite comprising a bath, shower enclosure, wash basin and WC, with complementary tiling.

Outside

Externally, the property enjoys a maintained rear garden, thoughtfully landscaped to provide a versatile outdoor space. A raised patio area offers the perfect setting for outdoor dining and entertaining, with steps leading down to a colourful, well-established garden. To the far end of the garden is a further seating area, ideal for relaxing and enjoying the surroundings, together with a useful storage shed. Further benefits include off-road parking, accessed via a shared driveway secured by attractive iron gates.

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.

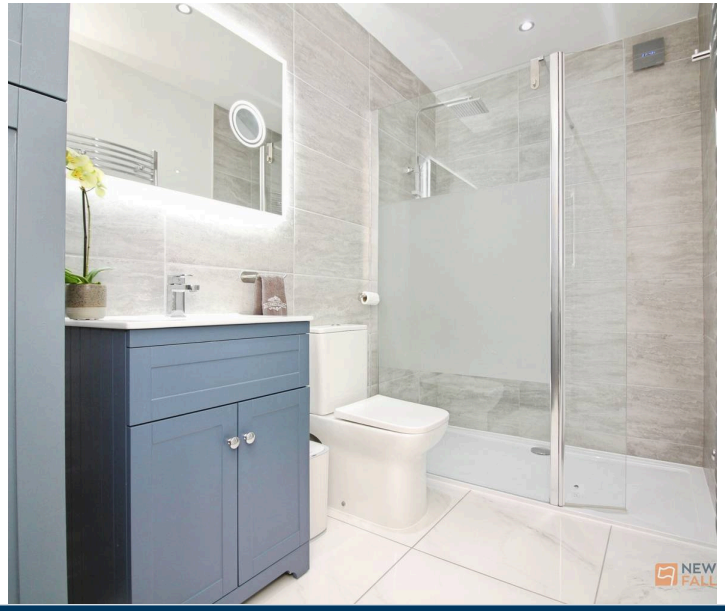
Viewing Arrangements

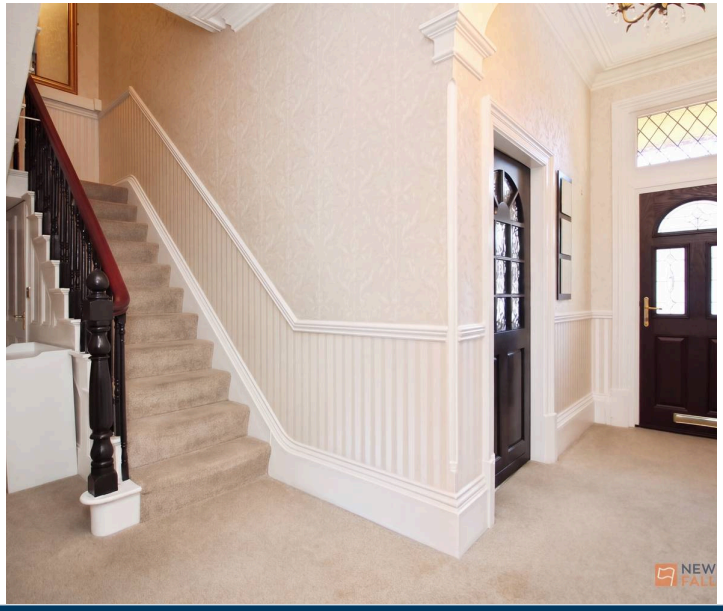
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

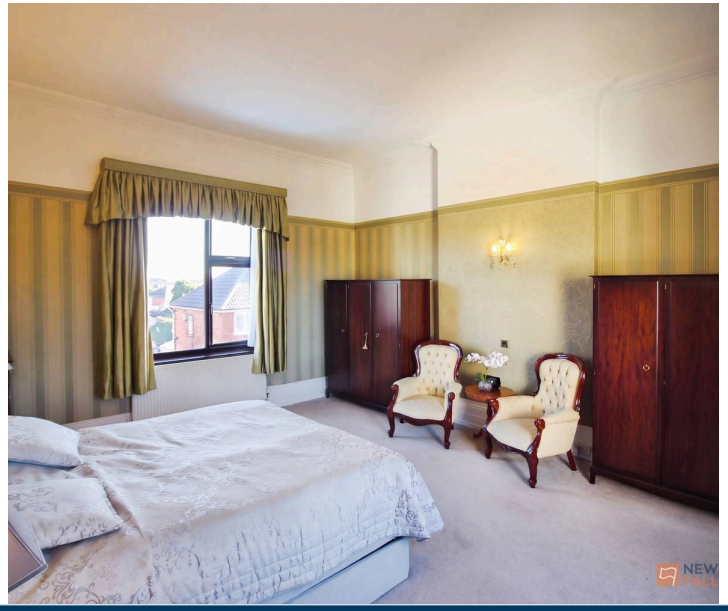
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether 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.

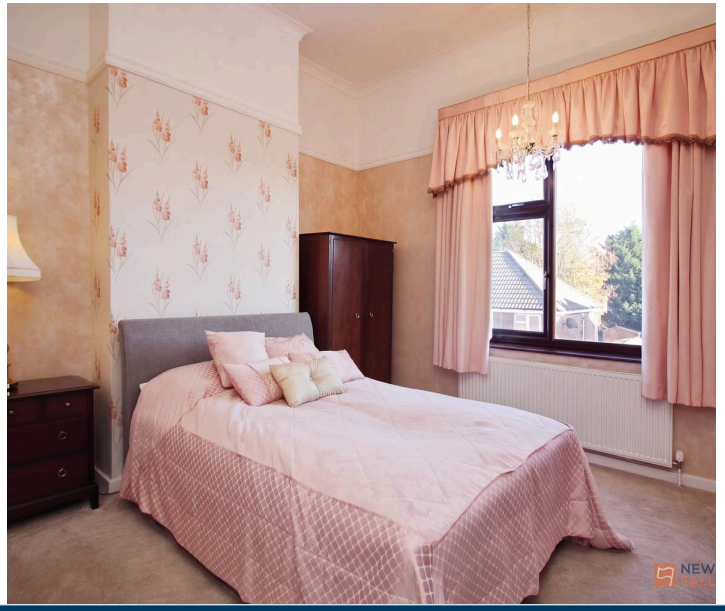












Making an Offer

By law, Move Plus (who are acting for the sellers) are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Additional charges (if applicable): · £25 + VAT per giftor

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.

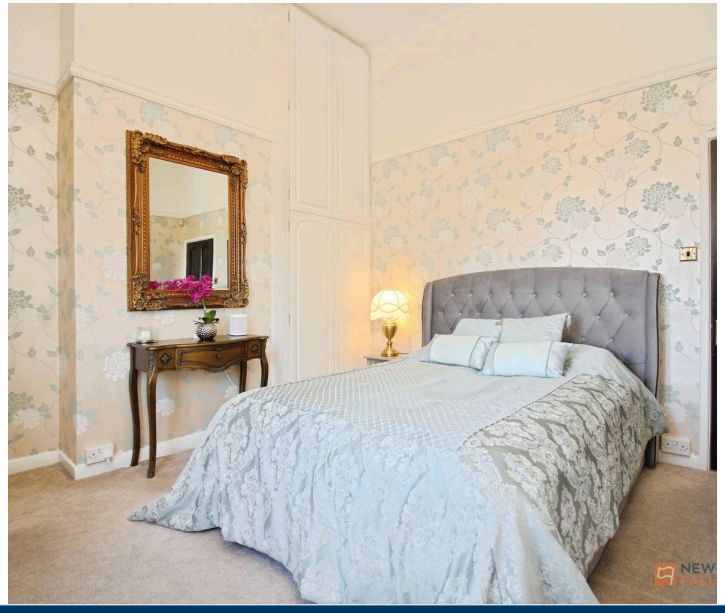
Referrals

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.

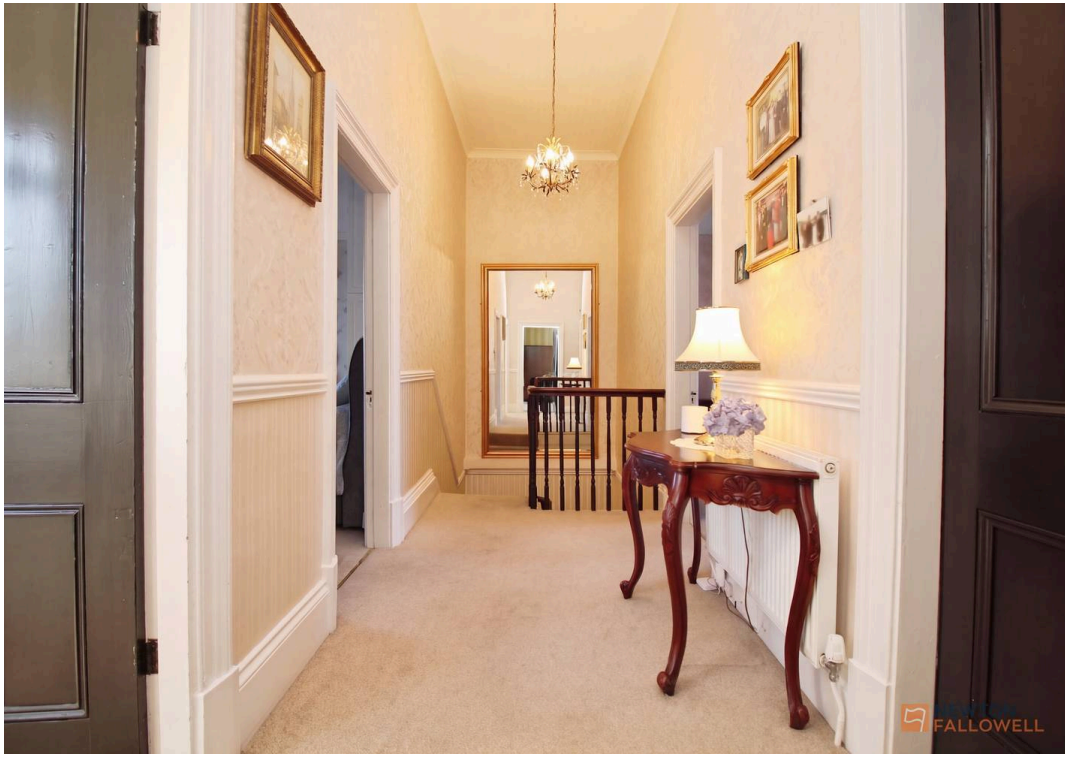


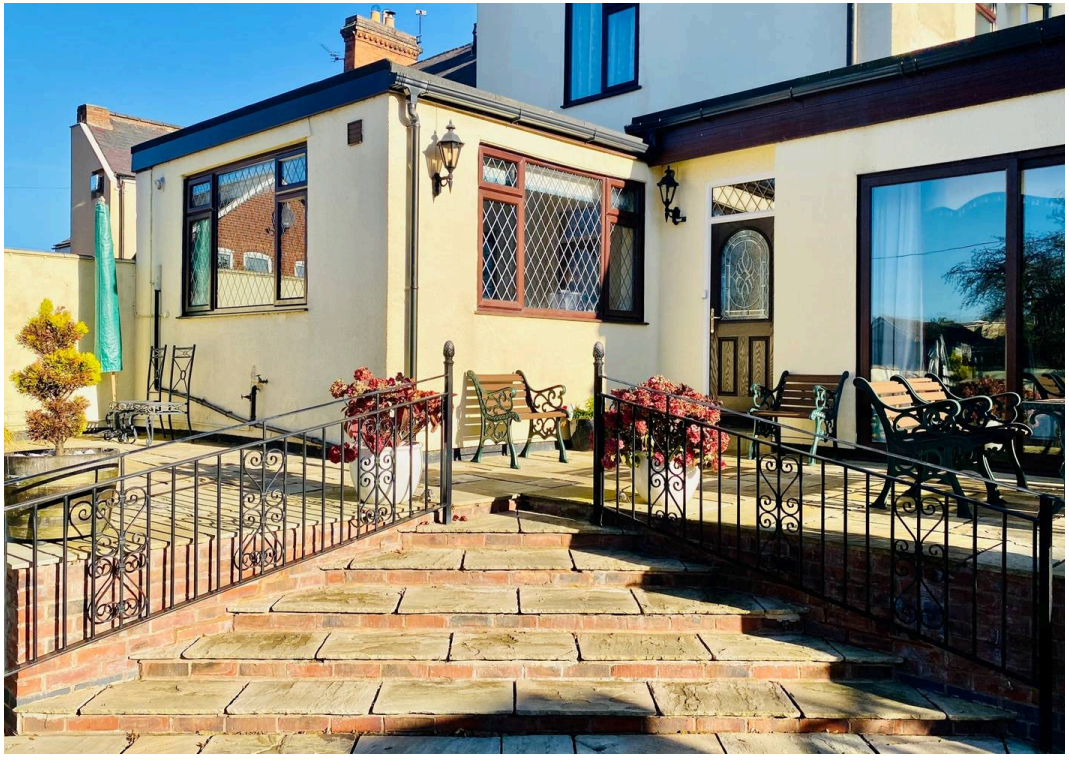




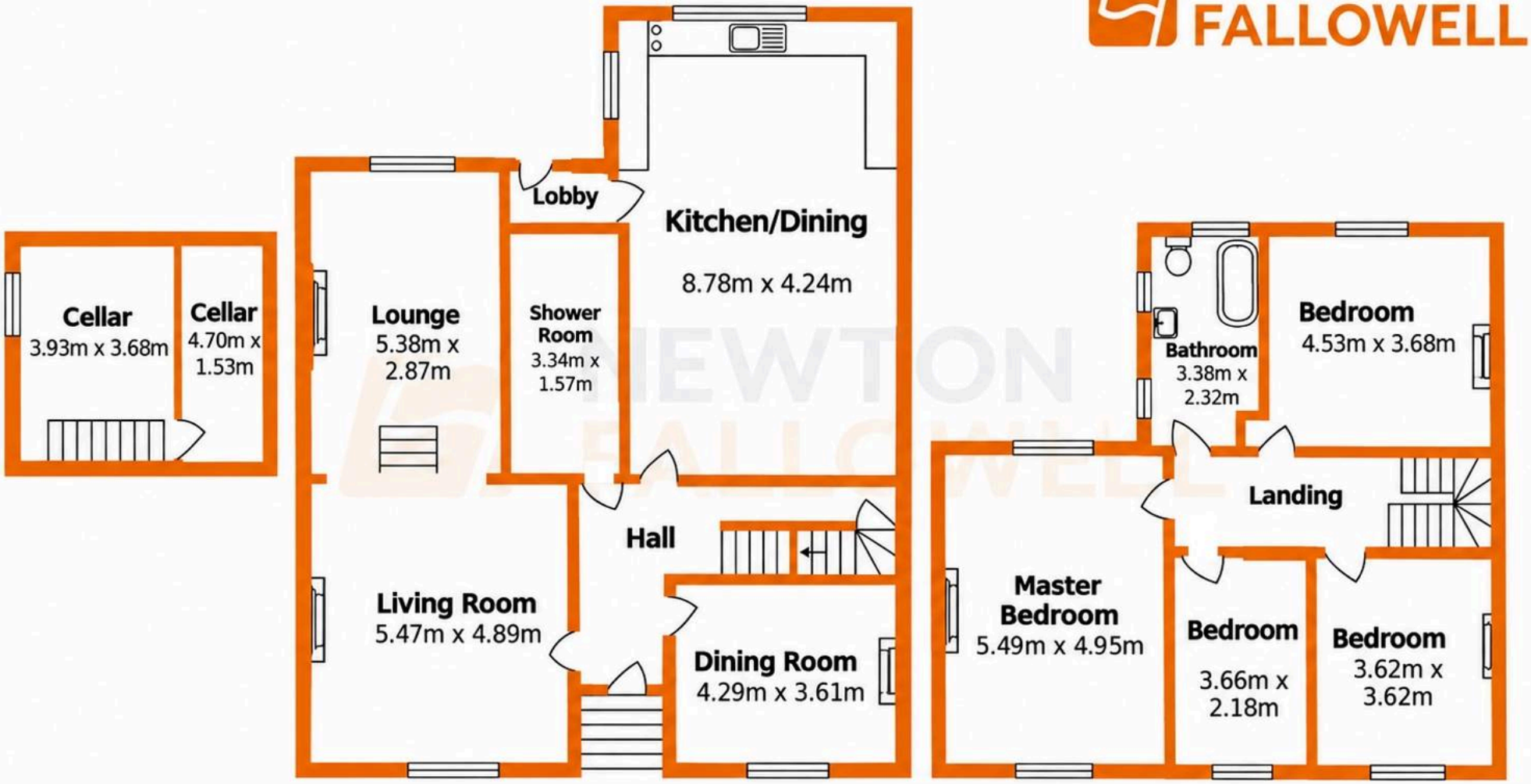








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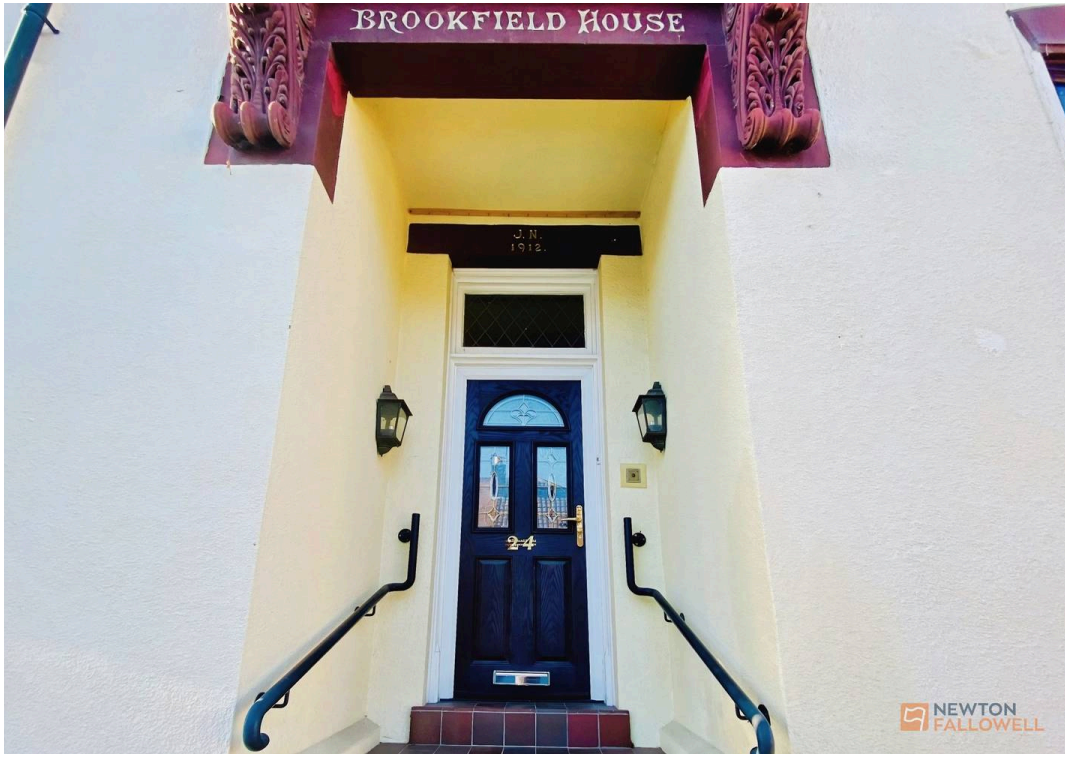
CELLAR GROUND FLOOR FIRST FLOOR

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

The Property Ombudsman
APPROVED CODE
TRADINGSTANDARDS.UK






BROOKFIELD HOUSE
J. N.
1912.
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NEWTON FALLOWELL


NEWTON FALLOWELL



Newton Fallowell Syston

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