



Hallaton Drive, Syston, LE7

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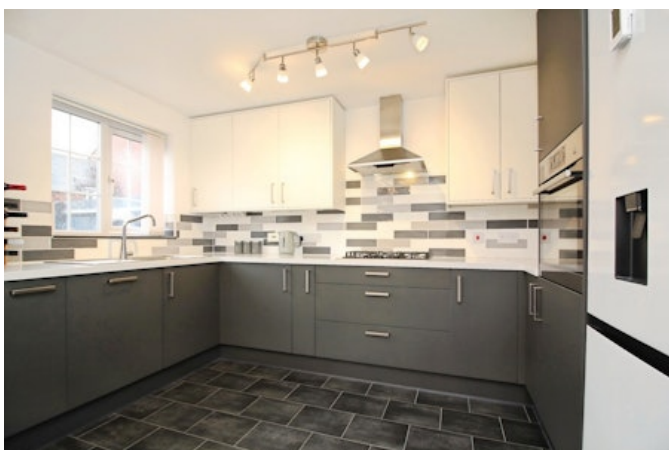
£290,000



Key Features

- Three bedroom semi detached home
- Popular 'Chestnuts' development on the outskirts of Syston
- Master bedroom with en-suite shower room
- Full width kitchen diner
- Ground floor WC for guests
- Driveway providing ample parking for 2/3 cars
- EPC rating C
- Freehold





Set within the popular 'Chestnuts' development in Syston, this three bedroom semi detached offers flexible accommodation over two floors, perfect for growing families. Benefiting from gas central heating, smoke detectors (re-fitted 2024) and double glazed windows, the layout includes an entrance hall, guest WC, lounge and full width kitchen diner. Upstairs you will find three bedrooms and a family bathroom, the master benefits from having it's own en-suite shower room. To the outside the property offers parking, with gated access leading to the garden which is fully enclosed and offers a paved area ideal for outdoor entertaining and not directly overlooked from beyond.

Ground Floor

Upon entering the property, you are welcomed into an inviting entrance lobby, providing access to a downstairs WC and a door leading through to the reception room, which is enhanced by a characterful bay window to the front elevation and replaced laminate flooring. An inner lobby offers access to a staircase rising to the first floor. Completing the ground floor is the full-width kitchen, upgraded with a Wren design in 2024. This contemporary space is fitted with a range of wall and base units, complemented by soft closing drawers, a 'Neff' integrated dishwasher, integrated 'Hotpoint' washing machine, five-ring hob, 'AEG' single oven, and a stainless-steel sink positioned to enjoy views over the rear garden. French doors open directly onto the garden, creating a seamless indoor-outdoor connection. There is also continuation of the upgraded laminate flooring.

First Floor

Upstairs, three practical bedrooms offer excellent versatility for families, professionals, or investors alike. The principal bedroom benefits from rear aspect views and access to it's own private en-suite shower room, while a well-appointed family bathroom serves bedrooms two and three. Bedroom three is currently

arranged as a home office but would be equally well suited as a nursery or child's bedroom. Further storage is thoughtfully provided, including a boarded loft and a practical landing cupboard ideal for linens and everyday essentials.

Outside

Occupying a position on the popular 'Chestnuts' development in Syston, outside, the rear garden provides wonderful outdoor space, featuring a lawn, paved patio area, timber shed, and a side access gate leading to the tandem driveway, which comfortably accommodates up to two/three vehicles.

Location

Hallaton Drive is situated within a well-established and popular residential area of Syston, offering a pleasant setting ideal for families and professionals alike. The location benefits from close proximity to a range of local amenities, including shops, schools, and everyday services, all easily accessible within the town. Syston provides excellent transport links, with convenient road access and a nearby train station offering regular services to Leicester and surrounding areas. The area is also well placed for countryside walks and green spaces, while still enjoying the advantages of a thriving town community. This sought-after location combines suburban comfort with practical connectivity.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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





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Making an Offer

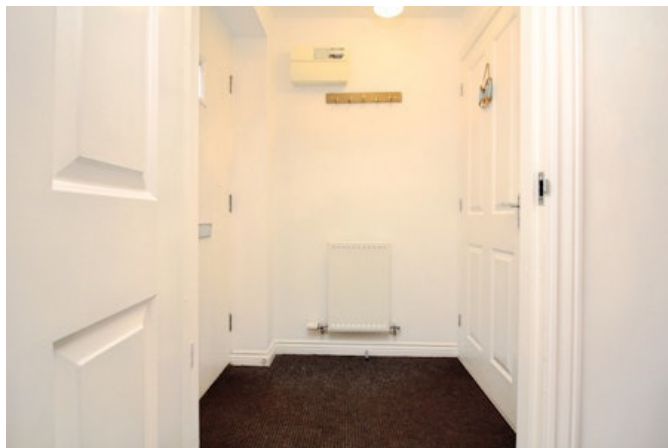
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you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

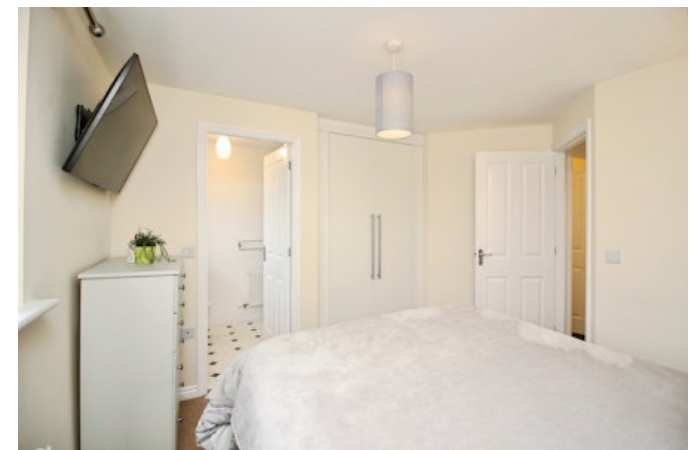
Newton Fallowell and our partners provide a range of



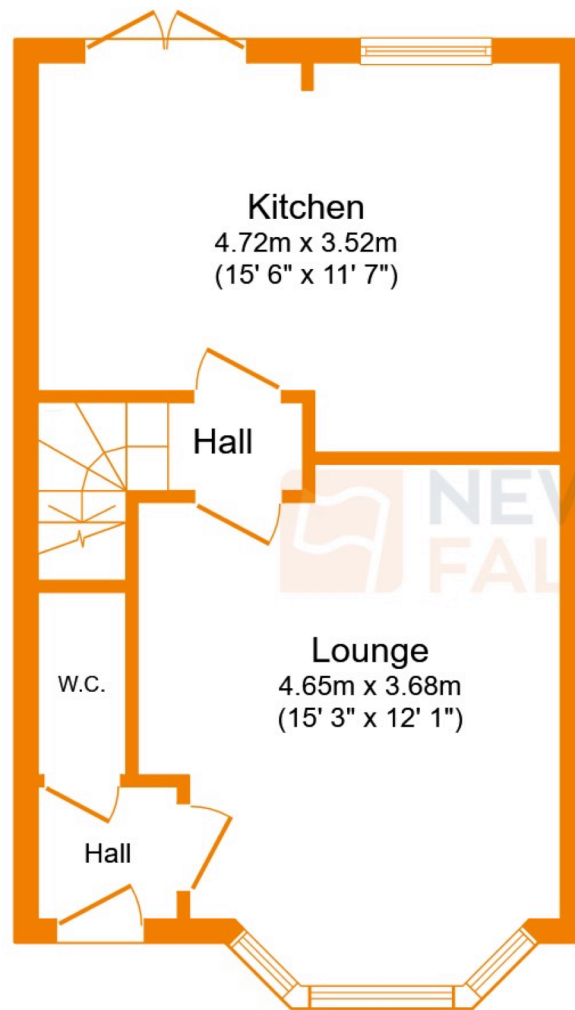
services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel 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

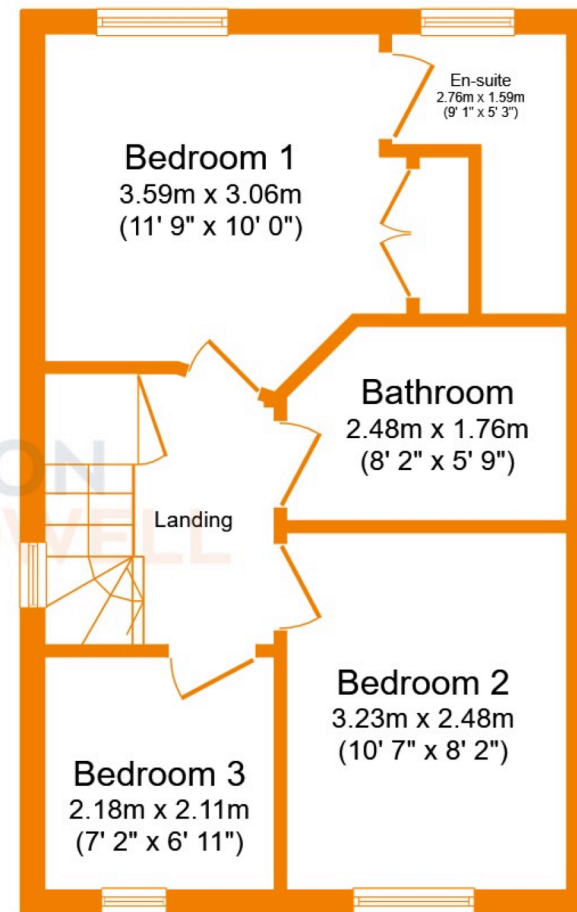
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

