



St Johns Avenue, Syston, LE7



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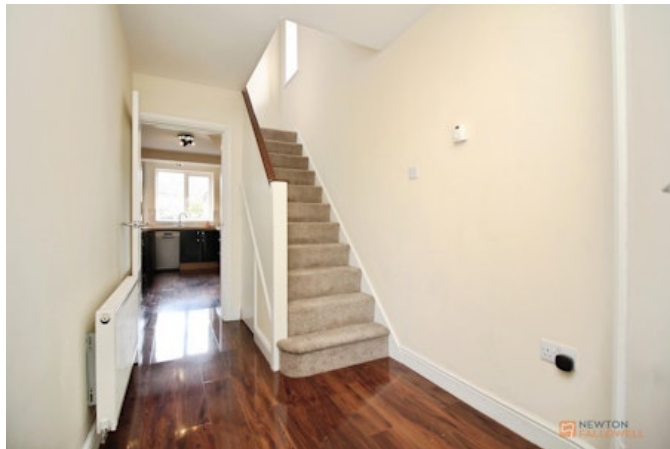
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£290,000



## Key Features

- Three bedroom semi detached home
- Desirable family friendly location
- Extended across the rear
- Driveway for four cars and single garage
- Larger than normal rear garden
- Within walking distance to local schooling & amenities
- EPC rating TBC
- Freehold





**RARE TO THE MARKET!** - Extended to the rear, fall in love with this traditional three bedroom semi detached home situated within this popular location off Barkby Road, just a short walk to Merton Primary School, local bus routes and a variety of amenities available in Syston Town Centre. Boasting the potential for extension subject to necessary consent, the enlarged layout includes an entrance porch, hallway, two reception rooms and a modern fitted kitchen. Upstairs you will find three well proportioned bedrooms and a bathroom. The plot features a driveway to the front for four cars, with a garage and lawned garden at the rear. Perfect for families, an early viewing is highly recommended.

### Welcome to your new home

Upon entering the home, you are welcomed by a practical entrance porch, ideal for storing coats and shoes. A door leads into the entrance hallway, which features a staircase rising to the first floor and a built-in cupboard housing the central heating boiler.

The main reception room enjoys a front-facing window and is finished with carpeted flooring, creating a comfortable living space. The second reception room has been extended, offering a area that is perfectly suited for formal dining or entertaining.

The kitchen is fitted with a modern range of wall and base units complemented by stylish work surfaces and tiled splashbacks. It includes a sink with drainer, a built-in oven, a five-burner gas hob with extractor hood, and space for three appliances. A side door provides convenient access to the exterior.

### Moving upstairs

Ascending to the first floor, the carpeted landing provides access to three bedrooms, two of which are well-proportioned doubles. The principal bedroom enjoys pleasant views over the garden through double-glazed windows and benefits from wardrobes, which are included in the sale.

Completing the first floor is the family bathroom, fitted with a P-shaped bath with shower over, wash basin, and WC. Additional features include a heated towel rail and contemporary spotlighting.

There is also access to the loft space, which has been boarded and insulated, offering useful additional storage.

### Outside

Situated in a popular residential area, the property benefits from a generous plot. To the front, a driveway provides off-road parking for approximately four vehicles and leads through gates to a single garage positioned at the rear.

The rear garden is larger than average and is predominantly laid to lawn, offering an excellent outdoor space for families, entertaining, or simply relaxing.

### 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 C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

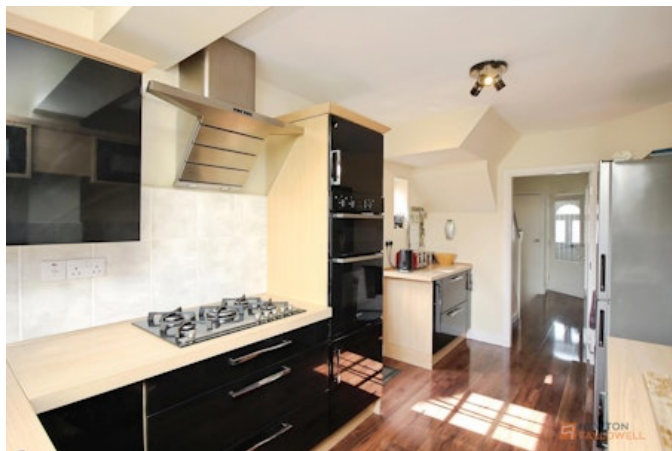
### Viewing Arrangements

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 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

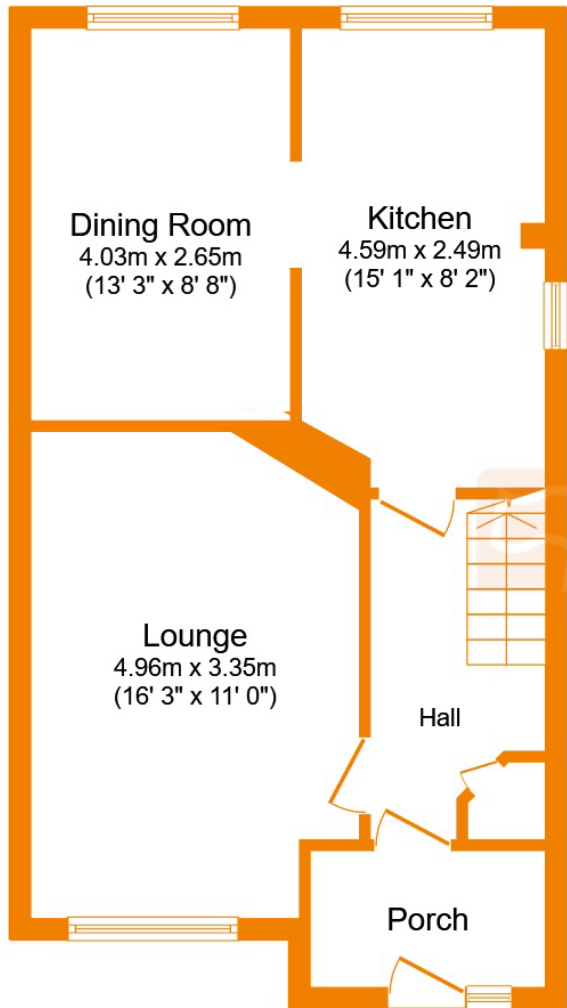
out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we 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

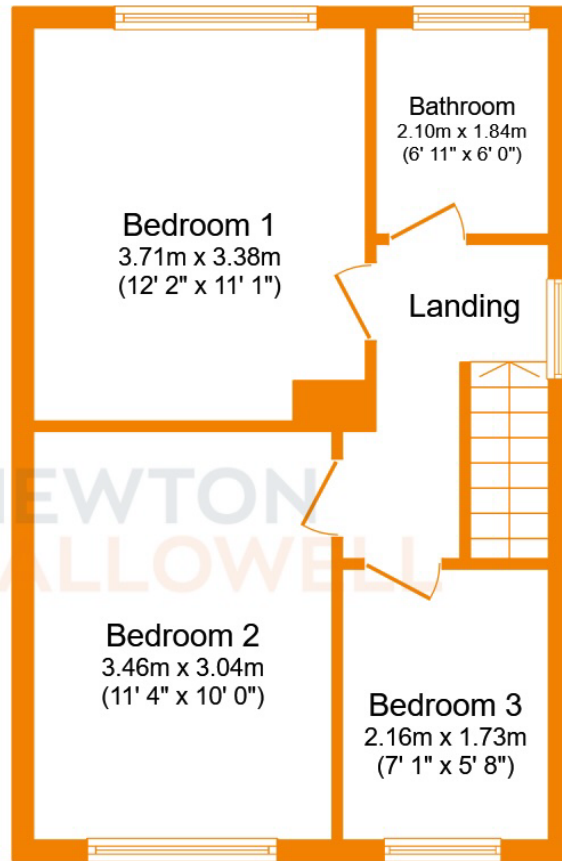
If you have a house to sell then we would love to provide you with a free no obligation valuation.



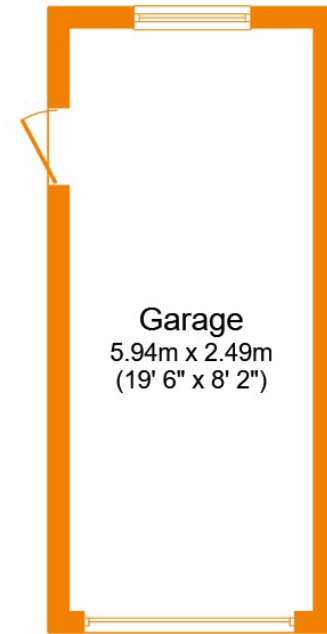




Ground Floor



First Floor



Garage

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)

