



Cottesmore Close, Syston - LE7 2DJ
£319,950

 **NEWTON FALLOWELL**

4 Cottesmore Close

Syston, Leicester

Occupying a tucked away cul de sac position, fall in love with this much improved three double bed roomed semi detached home offering well proportioned accommodation across three floors, ideal for growing families in search of more space. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, ground floor WC, living room with bay and an open-plan kitchen/diner. To the first floor are two double bedrooms, both with built in wardrobes and a modern family bathroom, while a concealed staircase leads to the impressive principal bedroom suite occupying the entire second floor. This superb space benefits from an en-suite shower room. Outside, the property offers off-street parking for two cars, a single garage and a lawned rear garden, creating a superb all-round family home.

Council Tax band: D

Tenure: Freehold

- Three double bedrooms
- Modern semi detached home built by David Wilson
- Open plan kitchen diner
- Master bedroom with en-suite shower room
- Tucked away cul de sac location
- Ideal for growing families
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into an entrance hall, which provides access to a convenient ground floor WC and the reception room. Presented with carpeted flooring, decorative panelling and a walk-in bay window to the front elevation, the reception room also benefits from a side-facing window, allowing plenty of natural light to flow through. A useful storage cupboard adds to the practicality of the space. An inner lobby features a staircase rising to the first floor and leads through to the impressive full-width kitchen/diner. Fitted with a contemporary range of wall and base units complemented by work surfaces, the kitchen includes a Zanussi oven, four-ring gas hob with extractor hood, inset sink and drainer, and space for three appliances. Offering ample room for a dining table and chairs, this bright and sociable space is completed by patio doors that open directly onto the rear garden.

Moving upstairs

A carpeted landing gives access to two double bedrooms, both benefiting from having built in wardrobes. Serving the second & third bedrooms on the first floor the family bathroom is fitted with a contemporary 3 piece suite comprising a bath, pedestal wash basin & low flush WC. Presented with partly tiled walls with a heated towel rail & an obscured glazed window to the rear.



A particular highlight of the home

A concealed staircase from the first-floor landing rises to the second floor, where a useful open area beneath the stairs provides an ideal space for a home office or study, complemented by a window to the front elevation. Occupying the entire second floor, the impressive principal bedroom suite is a standout feature of the property. Boasting characterful sloping ceilings and fitted wardrobes, this spacious retreat also benefits from the added luxury of a contemporary en-suite shower room, fitted with a stylish three-piece suite comprising a shower enclosure, wash hand basin and WC, finished with complementary tiling.

Outside

Occupying a tucked away position, the plot offers a driveway providing off road parking with access to a single garage measuring 5.19m x 2.74m with light and power. The rear garden is meticulously laid to lawn with fencing to house devices and a

Outside

Occupying a tucked away position, the plot offers a driveway providing off road parking with access to a single garage measuring 5.19m x 2.74m with light and power. The rear garden is mainly laid to lawn with fencing to boundaries and a patio area adjacent to the home ideal for outdoor sitting.

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

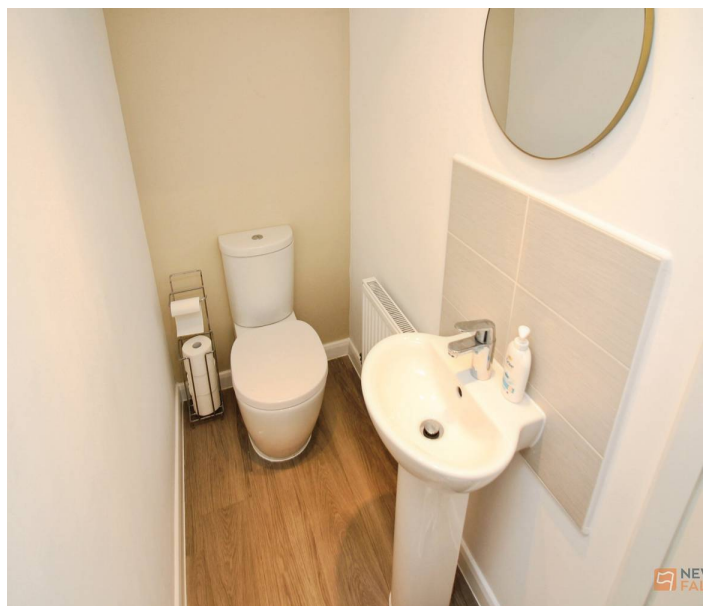
We understand the property to be freehold with vacant possession upon completion. Charnwood District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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

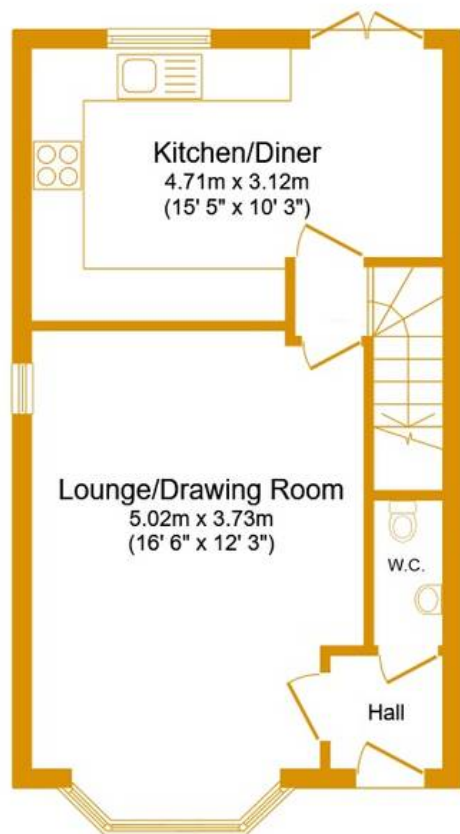
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

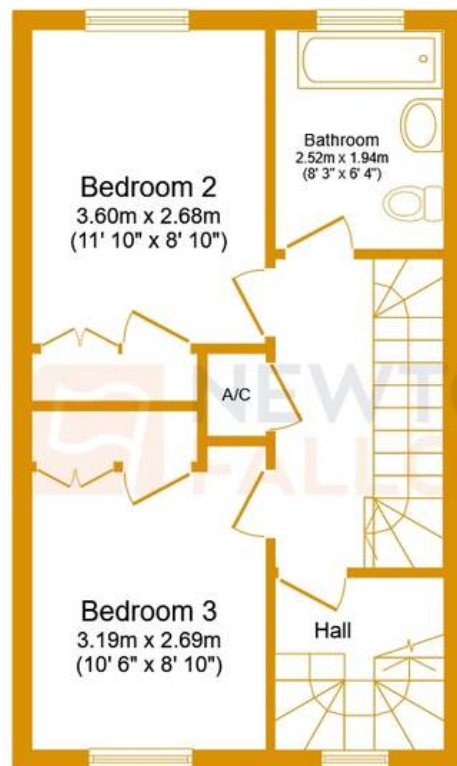
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



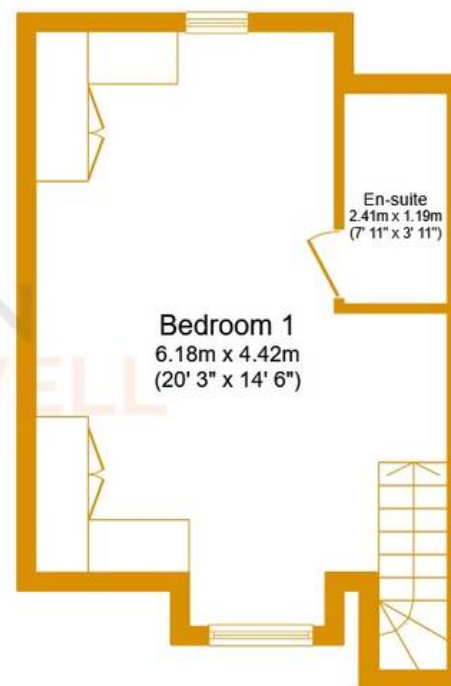




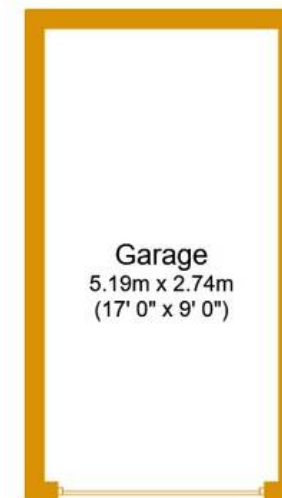
Ground Floor



First Floor



Second Floor



Garage

Total floor area: 108.8 sq.m. (1,171.2 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

