



Keble Drive , Syston, LE7



3



1



2



£325,000



## Key Features

- Three Bedrooms
- Extended Semi Detached Home
- Breakfast Kitchen, Utility & WC
- Family Friendly Cul De Sac Location
- Driveway For Two Cars & Larger Than Normal Garage
- Available With No Upward Chain
- EPC rating D
- Freehold





**DREAM FAMILY HOME!** - Extended to the side and rear, walk in and be surprised by this much improved and 'ready to move in' three bedroom semi detached home offering an enlarged downstairs layout providing ample space for growing families to enjoy. Benefiting from gas central heating, double glazing and fitted blinds throughout, the layout includes an entrance porch and hallway, lounge through to the dining room, breakfast kitchen, utility room and WC. Moving upstairs you will find three bedrooms and a modern bathroom, two of which benefit from built in wardrobes. Occupying a desirable position, the plot features a driveway with access to a larger than garage and a particularly private garden to the rear. An immediate viewing comes highly recommended!

### Ground Floor

Upon entry to the accommodation you step into the porch with a door leading through to the welcoming entrance hallway offering a staircase rising to the first floor, useful storage cupboards and access through to the neutrally decorated lounge offering a window to the front elevation, spotlighting and open access through to the extended formal dining room, with wood effect flooring and patio doors opening out into the rear garden. A particular selling feature of the accommodation is the enlarged breakfast kitchen fitted with a range of wall and base units with complementary surfaces, tiled splashbacks, Belfast sink with mixer tap, 'Hotpoint' oven and grill and 'Bosch' hob with hood above. Enjoying the use of a breakfast bar, a door leads through to the utility room providing further storage and space for appliances as well as access to a guest WC.

### First Floor

Moving upstairs you will find three bedrooms, two of which are doubles and boast built in wardrobes. The family bathroom completes the first floor and is fitted with a modern three piece suite comprising a bath with

shower over and screen, wash hand basin and WC, with complementary tiled surrounds. There is also spotlighting.

### Outside

To the front of the property, a gravel driveway offers ample off-road parking, providing both convenience and curb appeal. At the rear, the property boasts a particularly private and family sized garden featuring a shaped lawn bordered by fencing. A raised patio area provides the perfect spot for outdoor dining or relaxing, and a personnel door offers direct access to the garage.

The garage itself is larger than average and benefits from power, lighting, and an up-and-over door—ideal for storage, a workshop, or secure parking.

### 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

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank







statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### 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

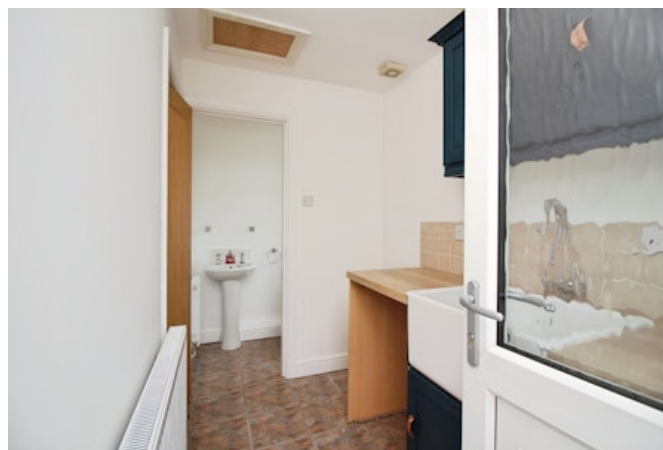
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

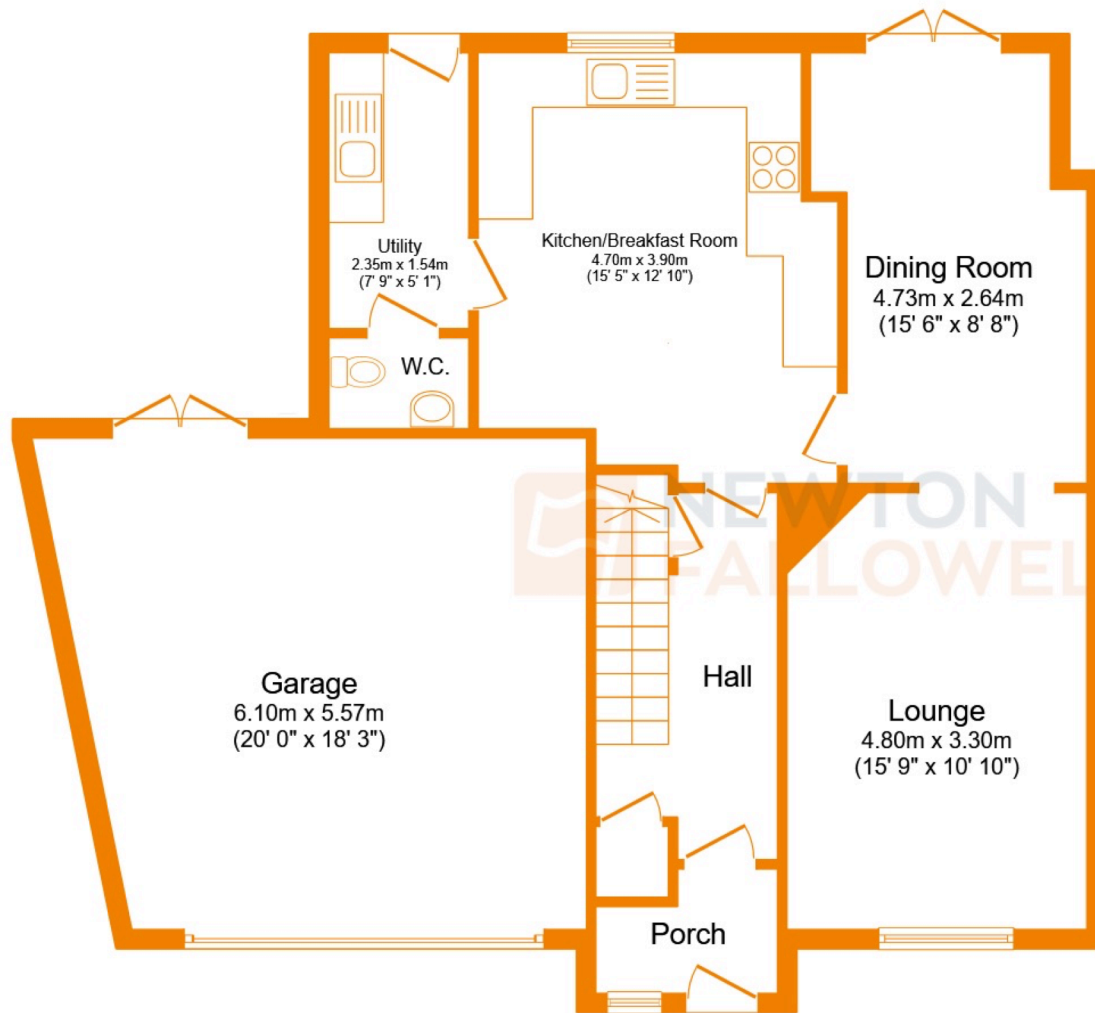
If you have a house to sell then we would love to provide you with a free no obligation valuation.



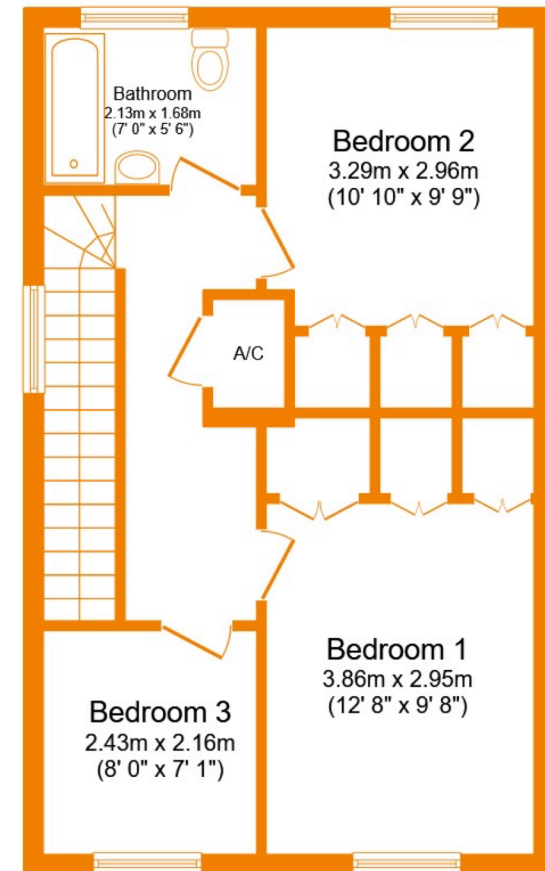








Ground Floor



First Floor

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