



Oak Drive, Syston



£300,000



### Key Features

- Three Bedroom Semi Detached Home
- Desirable Family Friendly Location
- Two Reception Rooms & Conservatory
- Larger Than Normal Garage
- Gas Central Heating
- Need Independent Mortgage Advice?  
Get in Touch Today!
- EPC rating B
- Freehold





Perfectly positioned within short walking distance of Merton Primary School, this three bedroom semi detached property is perfect for growing families in search of more space. The gas centrally heated layout includes an entrance hall, lounge, dining room, conservatory and kitchen, with the first floor offering three bedrooms and a contemporary shower room. The plot offers a driveway to the front giving access to a larger than normal garage with a garden to the rear. Situated within a sought after location, an early viewing is strongly recommended to avoid disappointment.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

A welcoming entrance to the property offering space for your coats and shoes, with a staircase rising to the first floor, central heating radiator, meter cupboard and a useful storage cupboard. A door leads to the:

#### Lounge 4.82m x 3.16m

Featuring a gas fireplace, the primary reception room is presented with wood flooring and offers a central heating radiator, window to the front elevation and coving. Glazed doors lead to the:

#### Dining Room 2.94m x 2.61m

Perfect for formal dining, the second reception room is presented with wood flooring and offers a central heating radiator and coving. A sliding door leads to the:

#### Conservatory 2.82m to door x 2.97m to door

A fantastic addition to the accommodation providing additional downstairs living space. With wall lights, dual aspect glazing and doors opening out into the rear garden.

#### Kitchen 3.48m x 2.51m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in 'Belling' oven and grill, four ring 'Belling' hob, space for fridge freezer and an integrated dishwasher. There is also a window to the rear elevation and a side access door.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard, window to the side elevation and a hatch to the loft space with boarding.

#### Bedroom One 4.01m max x 3.00m max

A double room enjoying the use of built in wardrobes and drawers, with a window to the front elevation, wood effect flooring and a central heating radiator.

#### Bedroom Two 3.27m x 2.92m

Another double room offering a window to the rear elevation, carpet flooring, central heating radiator and coving.

#### Bedroom Three 2.31m x 2.16m

A practical third bedroom offering a window to the front elevation, central heating radiator, wood effect flooring and a TV point.

#### Shower Room 1.63m x 2.23m

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin with storage beneath and mixer tap and a wc, with complementary tiled walls and flooring, heated towel rail and a window to the rear elevation.

### Outside

A particular selling feature of the accommodation is the plot firstly offering a paved driveway to the front providing off road parking and giving access to the garage. Gated access leads to the rear garden with a variety of plants and shrubs and various low maintenance areas providing ideal outdoor sitting spaces.

#### Garage 5.28m x 3.93m

With light, power, up and over door to the front and a







door to the rear.

### Solar Panels

Please be advised that the property benefits from leased solar panels.

### 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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. 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 Benjamin York at Chamelo 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.







