



Barr Road, Syston, LE7



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£299,950



## Key Features

- Three Well Proportioned Bedrooms
- Modern Semi Detached Home
- Built By Reputable Builder Taylor Wimpey
- Modern Fitted Kitchen Diner
- Master Bedroom With En-suite
- Tucked Away Cul De Sac Location
- EPC rating TBC
- Freehold





Occupying a tucked away cul de sac position on the outskirts of Syston, fall in love with this three bedroom semi-detached property boasting off road parking for two vehicles and a single garage. Having gardens to the front and rear, the layout of the property comprises entrance hall, upgraded kitchen diner with integrated appliances, downstairs w.c., lounge with French doors leading to the rear garden. To the first floor is a light and airy landing which gives access to three bedrooms, with the master having an en-suite shower room and further family bathroom. Gas centrally heated and double glazed throughout the property is situated within a highly sought after development and would make an ideal home for a couple or young family.

proportioned bedrooms. The master bedroom benefits from its own en suite shower room, fitted with a shower enclosure, wash hand basin, and low-level WC. There are two further well proportioned bedrooms, served by a family bathroom complete with a white three-piece suite comprising a bath, pedestal wash hand basin, and low-level WC.



### Ground Floor

Upon entering the home, you are welcomed into an inviting entrance hallway, finished with Kardean flooring. The hallway features a staircase rising to the first floor, a useful storage cupboard, and provides access to all ground floor accommodation, including a guest WC. The full-length lounge is filled with natural light from a front-facing window and French doors that open out to the rear garden, creating a seamless indoor-outdoor flow. A standout feature of the home is the upgraded kitchen/diner, fitted with a contemporary range of wall and base units complemented by work surfaces. Integrated appliances include a 'Zanussi' oven, four-ring hob with extractor hood, washing machine, dishwasher, fridge freezer, and a concealed boiler. The kitchen offers ample space for a dining table and chairs, with the Kardean flooring continuing through from the hallway. Dual aspect windows provide views over the cul-de-sac, while a second set of French doors to the garden.

### Outside

To the front of the property is a lawned garden, enclosed by mature hedging and featuring a block-paved pathway leading to the front entrance door. A tarmac driveway offers off-road parking for two vehicles and leads to a single garage with an up-and-over door, light and power. Gated side access from the driveway opens into the rear garden, which has been designed with low maintenance in mind. A block-paved patio-accessible from both the kitchen/diner and the lounge offers an ideal space for outdoor seating or entertaining, with a lawned area beyond providing additional usable space. The garden is fully enclosed with fencing.

### 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?

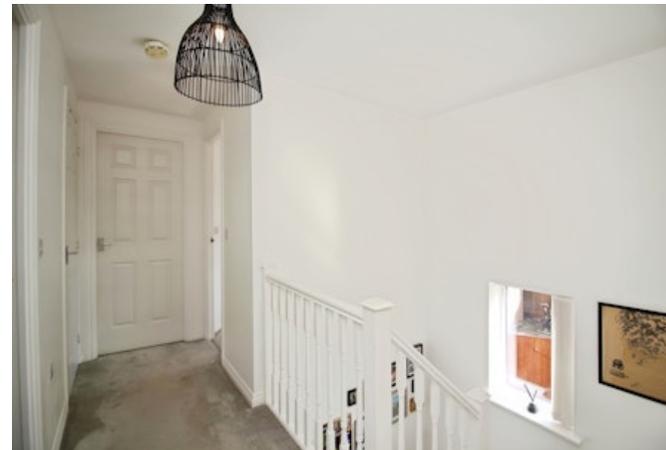
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### First Floor

The first-floor landing features an airing cupboard, provides access to the loft, and leads to three well-





## Making an Offer

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## 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.

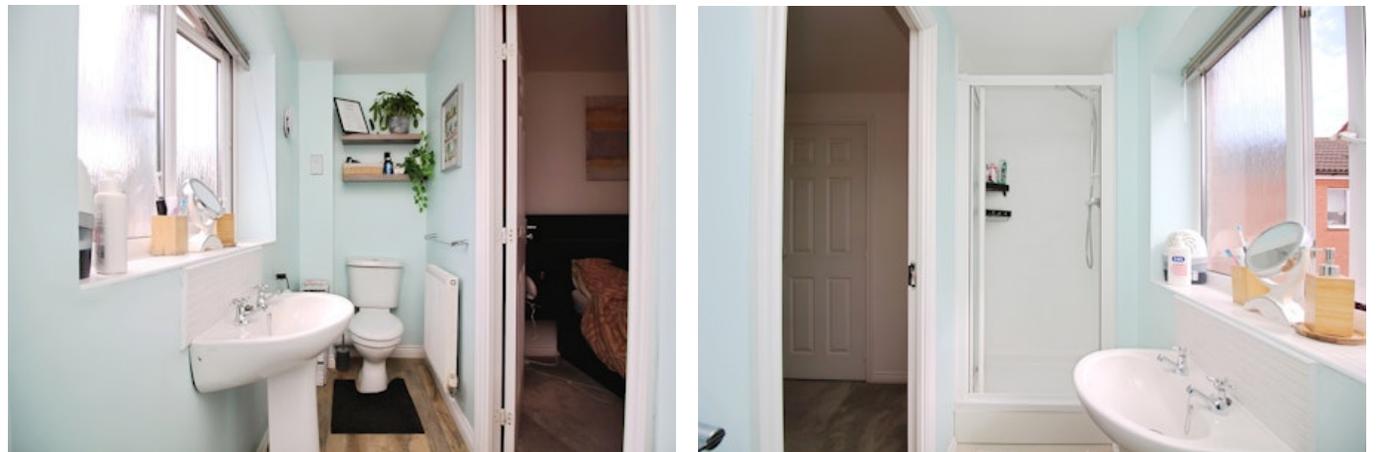
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage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

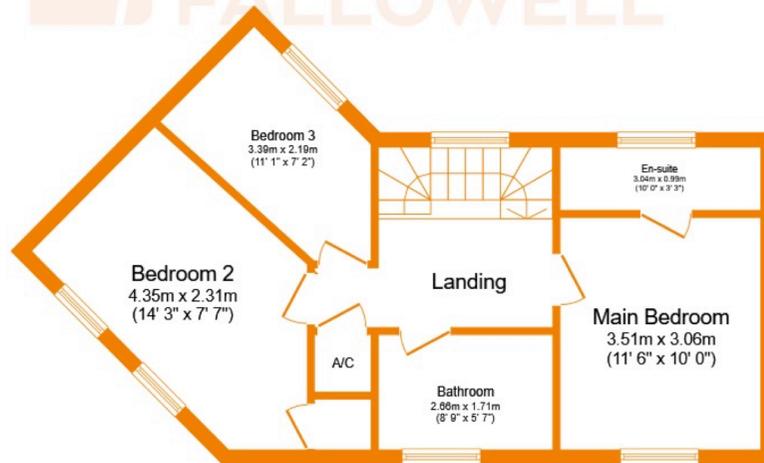
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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