



The Green, Syston - LE7 1HQ
£229,950

 **NEWTON FALLOWELL**

The Green

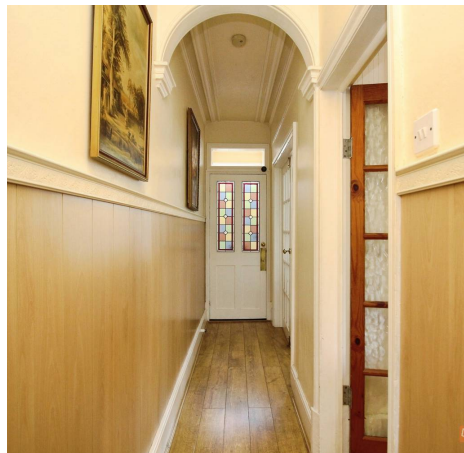
Syston, Leicester

Offering accommodation arranged over three floors, this characterful three-bedroom townhouse is somewhat larger than the exterior would suggest and occupies a desirable position in the heart of Syston. The property benefits from an upgraded modern gas central heating boiler (Fitted in 2025). The well-proportioned accommodation comprises an entrance porch, welcoming hallway, living room with bay window, breakfast kitchen, utility room, landing/home office, three bedrooms, family bathroom and separate shower room. Outside there is a low maintenance courtyard. Situated in a conservation area, an immediate viewing comes highly recommended!

Council Tax band: B

Tenure: Freehold

- Three well proportioned bedrooms
- Three storey characterful home
- Conservation area of Syston
- Breakfast kitchen & utility room
- Shower room and bathroom
- Ideal first time buy
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Welcome to Victoria Cottage, a front entrance door opens into a welcoming entrance porch, where a characterful wooden door with inset glazing leads into the entrance hallway, complete with a staircase rising to the first floor. Glazed doors open into the spacious reception room, which is flooded with natural light from a walk-in bay window to the front elevation, enhanced by bespoke made-to-measure half-shutter blinds. The kitchen is fitted with a range of eye-level and base storage units, offering ample space for a dining table. Features include an inset stainless steel sink with a mixer tap and drainer, a built-in pantry, a rear-facing window, and a wall-mounted Worcester combi boiler, installed in 2025. Finished with roll-edge worktops, the kitchen provides a practical and attractive workspace. A useful utility room completes the ground floor, offering additional storage and space for laundry appliances.

Moving upstairs

Ascending to the first floor, the landing provides an ideal area for a home office or study space and gives access to the main bedroom and shower room. A rear-facing window allows for plenty of natural light, while a further staircase rises to the second floor. The shower room is fitted with a white three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and low-level WC. The room is complemented by fully tiled walls and an obscure glazed window to the rear. The main bedroom enjoys views overlooking The Green and benefits from a useful built-in storage cupboard.

Ascend to the second floor

A landing provides access to two further bedrooms, both benefiting from built-in wardrobes. The family bathroom is fitted with a white three-piece suite comprising a panelled bath, low-level WC and pedestal wash hand basin, complemented by fully tiled walls and an obscure glazed window to the rear. A useful cupboard provides access to the boarded loft space, which benefits from a fitted ladder and lighting.



Outside

The property enjoys a pleasant position in the heart of Syston, surrounded by a range of characterful properties of a similar age. On-street parking is available, with shared access to the rear leading to a private courtyard area, complete with useful storage sheds.

Location

Syston is a well-served town just north of Leicester, offering a wide range of local shopping and schooling facilities. Boasting a vibrant community, it is ideally situated for convenient access to Melton Mowbray, Loughborough, and the A46 western bypass, providing direct links to the M1 motorway.

Tenure & Council Tax

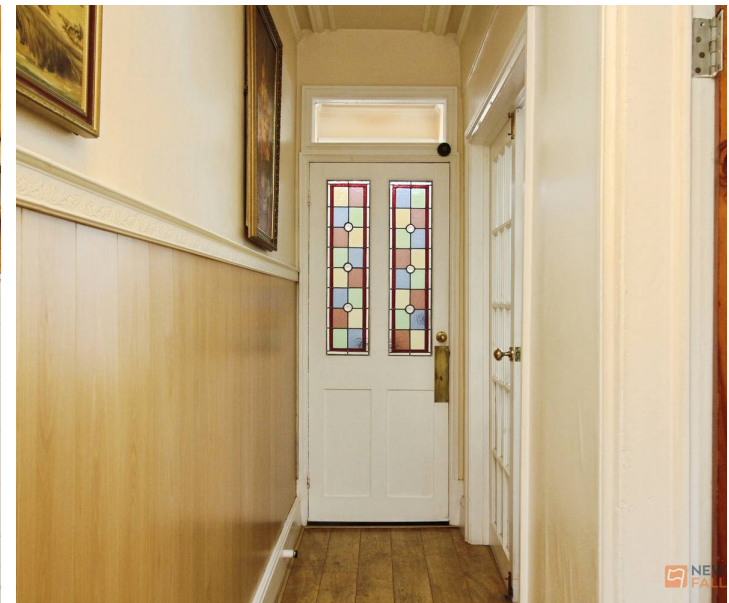
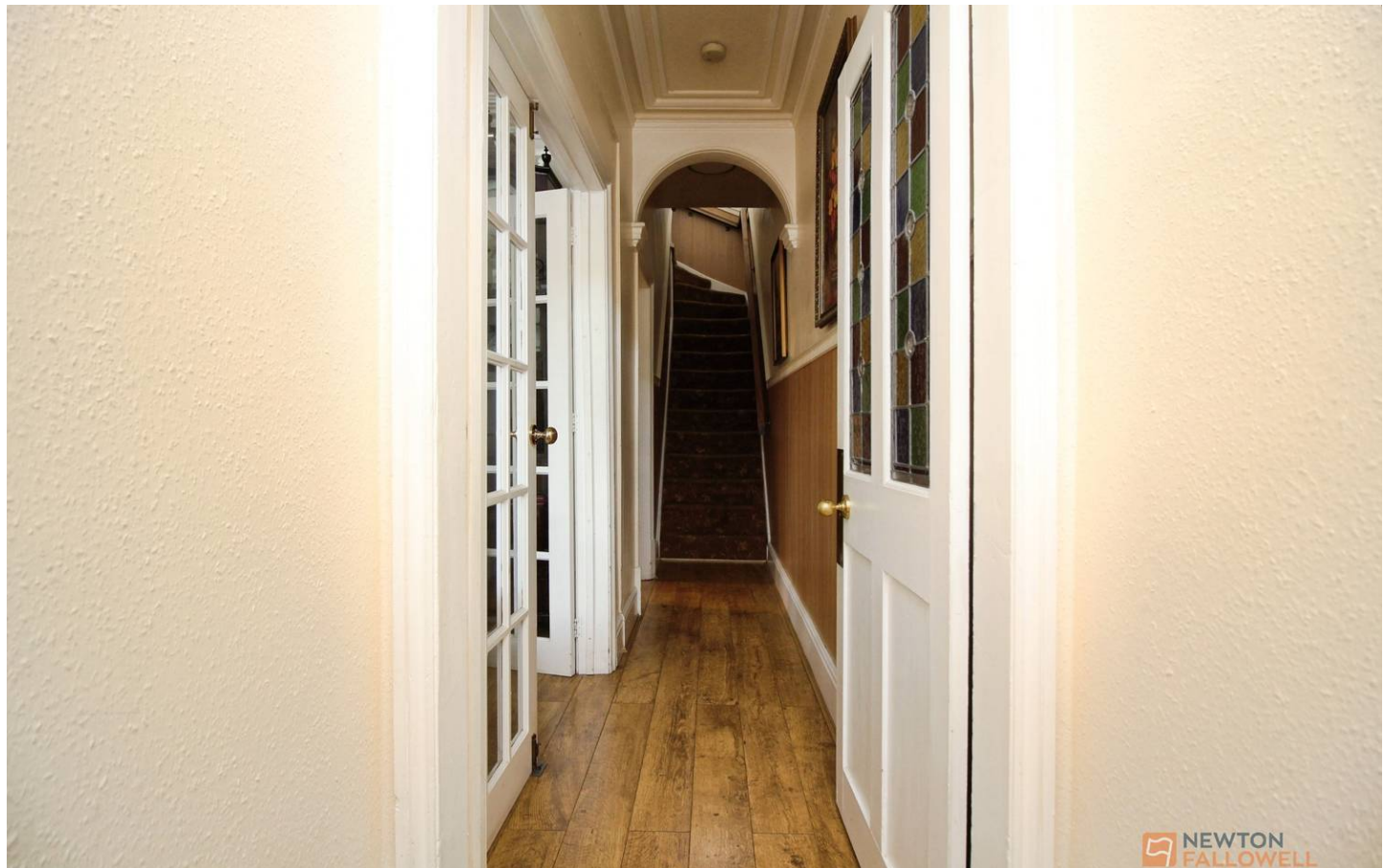
We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

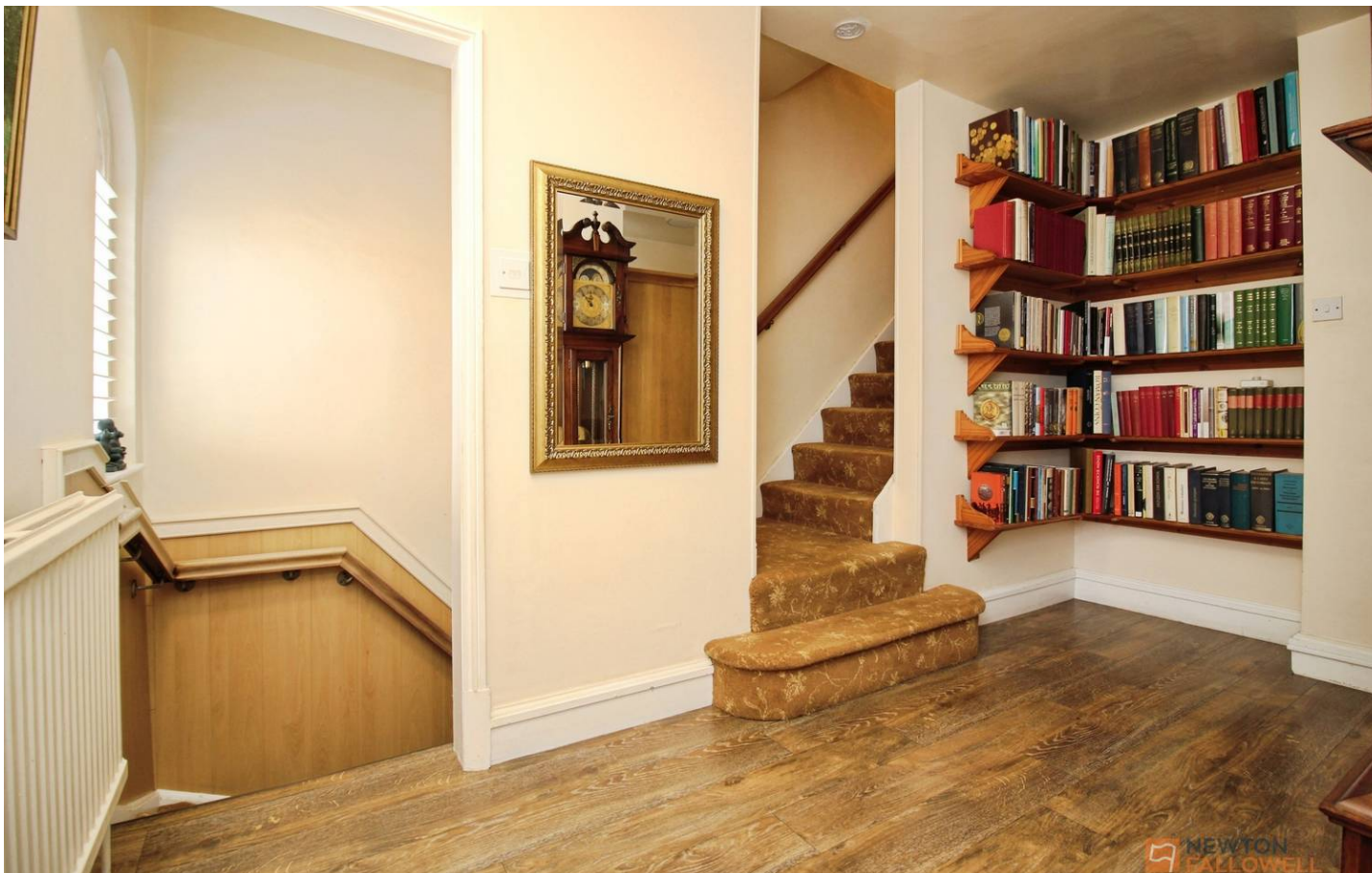
Viewing Arrangements

Viewings are strictly by appointment only.

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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

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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.

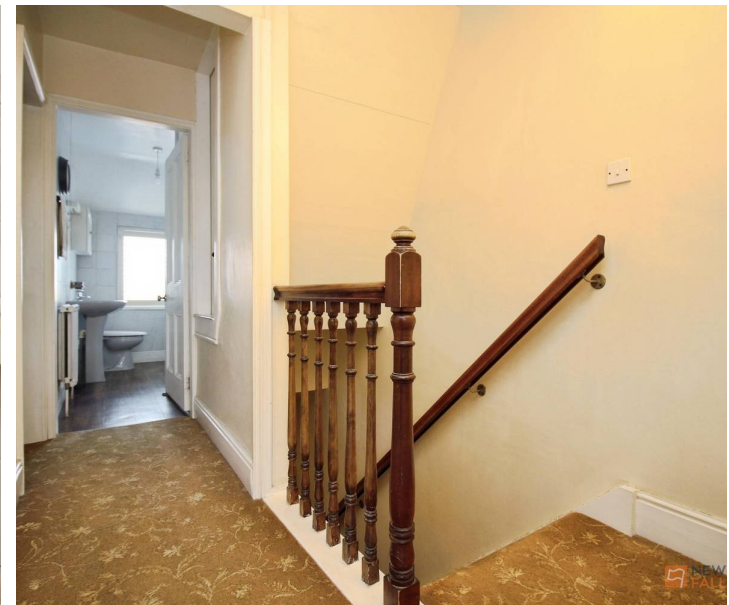


Referrals

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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.



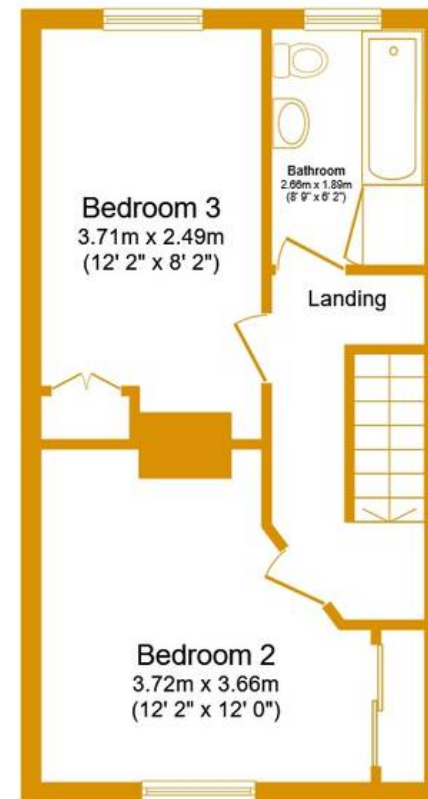




Ground Floor



First Floor



Second Floor

Total floor area: 115.5 sq.m. (1,243 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



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