



Linacre Crescent, Syston, LE7



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£285,000



Key Features

- Three Bedrooms (Master With En-suite)
- Modern Terraced House
- Desirable Liberty Gardens Development
- Garden With Covered Pergola
- Driveway & Single Garage Nearby
- Ideal First Buy or Home For Growing Families
- EPC rating B





MODERN LIVING! - Enjoying a desirable position on the outskirts of the Taylor-Wimpey Liberty Gardens development in Syston, this three bedroom terraced house would make a perfect first purchase or home for growing families. The gas centrally heated and double glazed layout comprises an entrance hall, WC, breakfast kitchen, lounge/diner, a first floor landing which gives access to master bedroom with en-suite, two further bedrooms and bathroom. The plot offers a lawned garden to the rear, with a driveway and single garage to the side. Any viewing is strongly recommended to avoid disappointment.



Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway offering a staircase rising to the first floor and access to all of the ground floor accommodation including a guest WC. The kitchen diner is fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in oven with four ring gas hob over and extractor hood above, integrated dishwasher and washing machine, space for fridge freezer and inset 1.5 sink and drainer unit with mixer tap. Affording space for a table and chairs, there is a central heating radiator, spotlighting and window to the front elevation. The reception room is set at the back of the home and boasts a modern media wall with shelving and French doors opening out into the rear garden.



First Floor

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom enjoys the added luxury of its own en-suite, featuring a modern shower cubicle, wash hand basin, and WC, all enhanced by stylish complementary tiling. Completing the first floor is the main bathroom, which includes a bath, wash hand basin, and WC.

Outside

Enjoying the use of two allocated parking spaces and

a garage to the side, the plot offers a lawned rear garden with a covered decking area adjacent to the accommodation ideal for outdoor sitting and entertaining. With fencing to boundaries.

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.

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compensate for its role in the provision of these checks.”

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Referrals

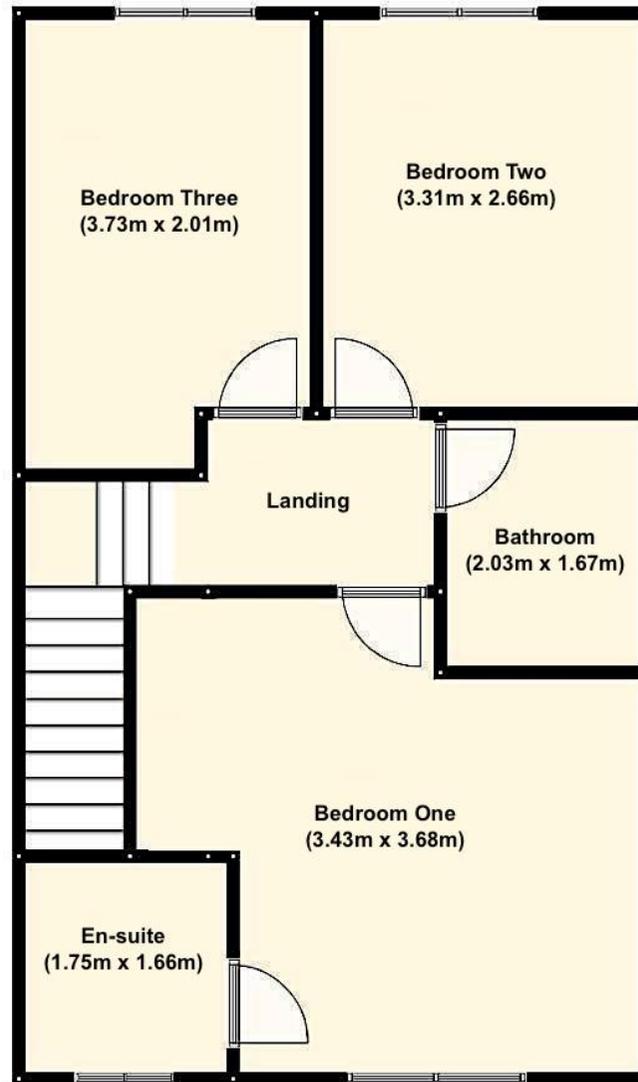
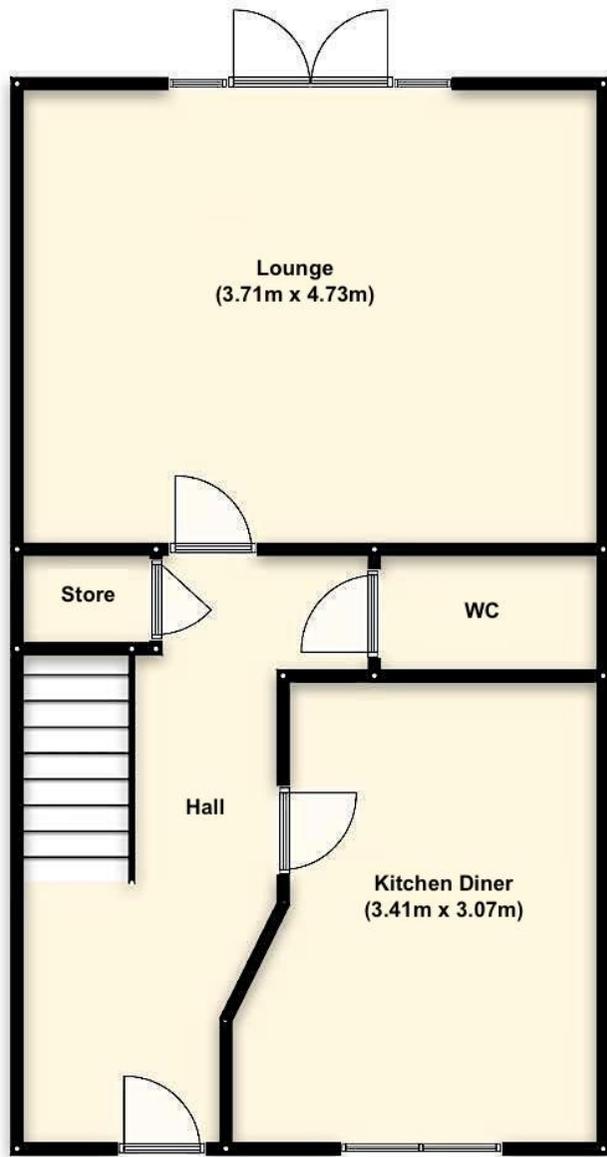
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

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