



 NEWTON

Sedgefield Drive, Syston - LE7 1YU
£289,950

 **NEWTON FALLOWELL**



Sedgefield Drive

Syston, Leicester

Newton Fallowell are excited to welcome to the market this much improved three-bedroom semi-detached family home is situated on the popular Hobby Horse development in Syston. Occupying an enviable corner plot, the property offers open plan living downstairs, along with generous gardens and off road parking. Benefiting from gas central heating and double glazing, the accommodation comprises an entrance hall, living room, re-fitted full-width kitchen diner, conservatory, landing, three bedrooms and modernised family bathroom. The plot provides lawned gardens to both the front and rear, with the rear garden benefiting from paved areas adjoining the conservatory, ideal for outdoor entertaining and relaxation. The property also offers parking to the front and rear, with a gated driveway providing access to the detached garage measuring approximately 5.48m x 2.44m. A fantastic opportunity for families or buyers seeking a well-positioned home with excellent outside space and convenient access to local amenities.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom semi detached home
- Occupying a corner position
- Gated driveway and garage to the rear
- Upgraded central heating boiler (Fitted 2021)
- Re-fitted kitchen and bathroom
- Popular 'Hobby Horse' development
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC





Welcome to your new home

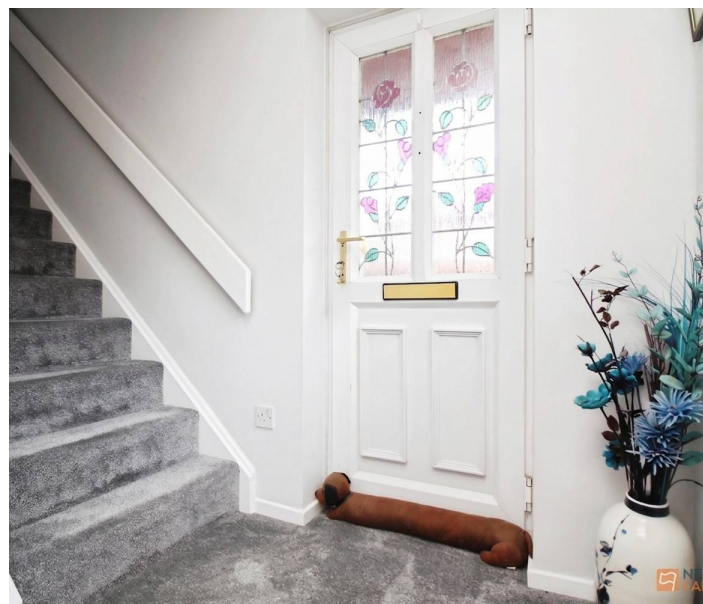
Upon entering the property, you are welcomed into an entrance hall featuring a carpeted staircase rising to the first floor. The hall opens seamlessly into the inviting reception room, which is finished with wood-effect flooring and benefits from a charming bay window to the front elevation, allowing for plenty of natural light. The reception room flows through to the contemporary kitchen/diner, fitted with a range of wall and base units complemented by roll-edge work surfaces and brick-effect splashback tiling. Integrated appliances include an oven, hob with extractor hood, sink and drainer with mixer tap, and fridge freezer, while there is also space and plumbing for a washing machine. A side access door provides convenient external access, and sliding doors open into the conservatory. Constructed of UPVC and brick, the conservatory offers additional living space and features French doors opening onto the rear garden, creating an ideal space for relaxing or entertaining.

Moving upstairs

Ascend to the first floor, a carpeted landing provides access to three bedrooms, the main bedroom enjoying the use of built in storage. Completing the first floor is the upgraded contemporary fitted bathroom comprising a bath with shower over, pedestal wash basin and WC, with complementary part tiled surrounds. There is also a cupboard accessed via the landing which houses the central heating boiler (Fitted 2021).

Outside

Occupying an enviable corner plot adjacent to Field View, the property benefits from a desirable position with a dedicated parking space to the front and a gated driveway to the rear, providing secure access to the garage. The garage measures approximately 5.48m x 2.44m, offering useful additional storage or parking space. Well-maintained lawned gardens can be found to both the front and rear, with the rear garden featuring paved areas adjoining the conservatory, creating an ideal space for outdoor entertaining and relaxation.



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 District 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.

Need Independent Mortgage Advice?

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.



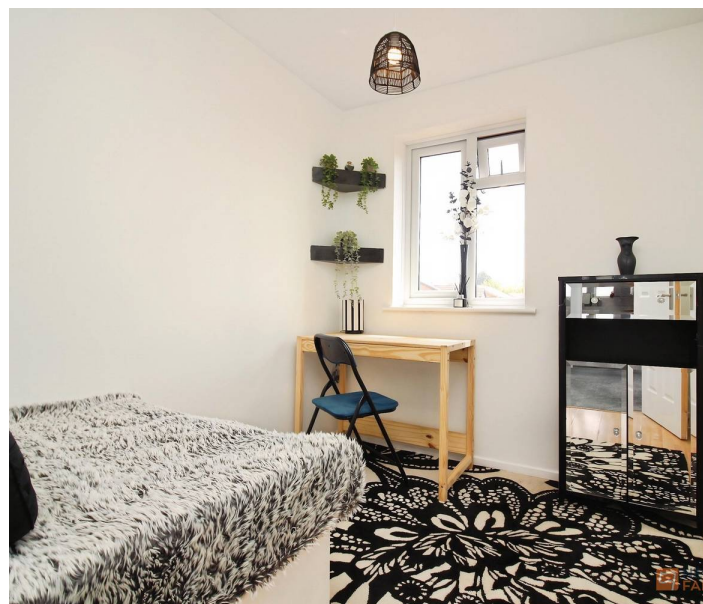


Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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

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 (Everyone Mortgages) 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.

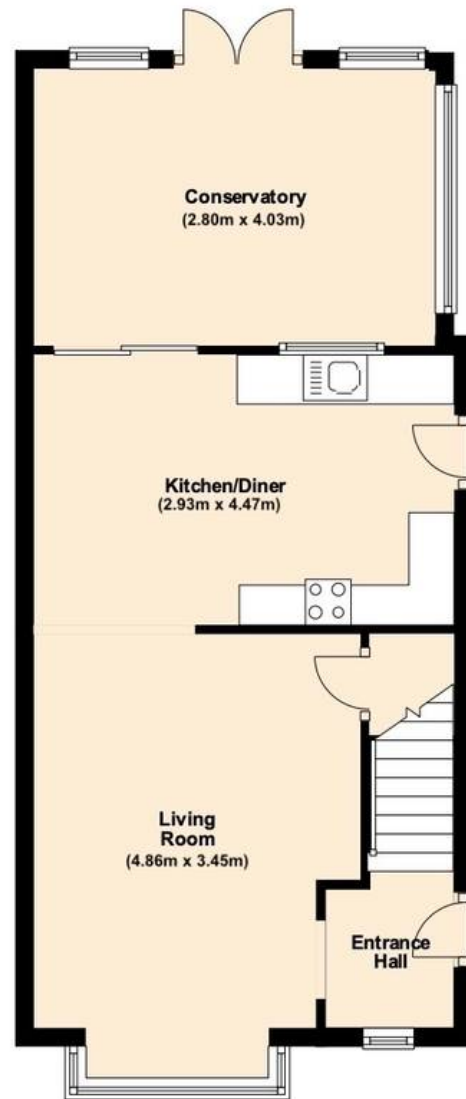
Thinking of Selling?

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.

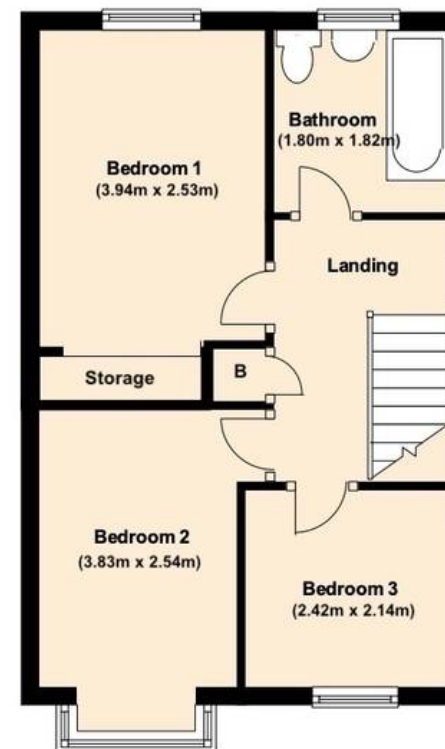




Ground Floor
Approx. 48.0 sq. metres (516.3 sq. feet)



First Floor
Approx. 33.1 sq. metres (355.8 sq. feet)





Newton Fallowell Syston

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