



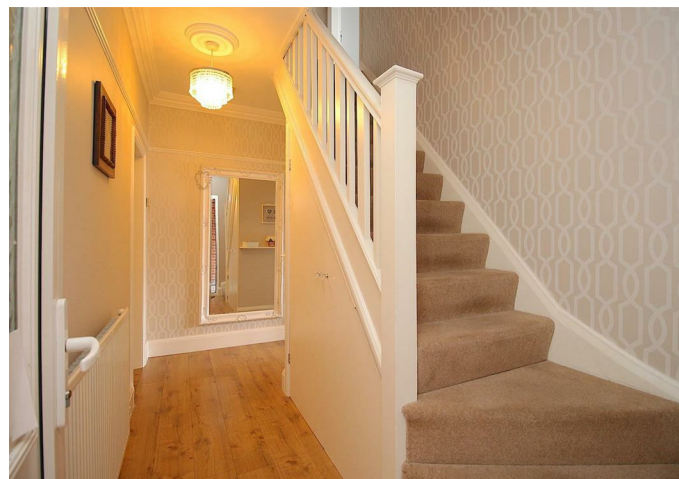
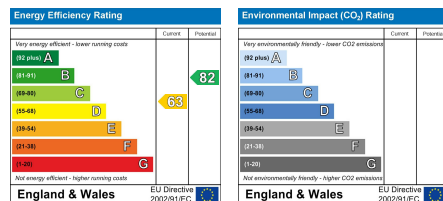
Goodes Lane, Syston
Leicester, Leicestershire, LE7 2JL

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£369,950

BEST & FINAL OFFERS TO BE SUBMITTED IN WRITING TO SYSTON@NEWTONFALLOWELL.CO.UK BY 12PM ON WEDNESDAY 22ND JUNE 2022. PROOF OF FUNDING MUST BE PROVIDED. Extended to the side and rear, walk in and be surprised by this enlarged four bedroom traditional semi detached home situated arguably one of Syston's most desirable locations and is perfect for growing families due to being within walking distance to Merton Primary School. The gas centrally heated accommodation includes an entrance hall, lounge with bay, open plan kitchen diner, home office, ground floor WC and conservatory, with stairs rising to the first floor where the landing gives access to four bedrooms and a family bathroom with a four piece suite including a roll top bath. Set within a plot which affords off street parking for two vehicles and a particularly private garden at the rear. An immediate viewing comes highly recommended.



Accommodation

A side entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor. With internal doors leading to the ground floor accommodation, central heating radiator and a useful storage cupboard.

Lounge

13'1" into bay x 12'4" max (3.99m into bay x 3.76m max)

Enjoying lots of natural light provided by a walk in bay window overlooking the front elevation, the primary living space is presented with carpet flooring. Having two central heating radiator, fireplace and dado rails.

Open Plan Kitchen Diner

28'2" max x 12'4" (8.59m max x 3.76m)

Perfect for growing families, the open plan kitchen diner features a range of eye level and base storage units with complementary work surfaces over and matching splashbacks. Features include a range cooker with fitted extractor hood above, inset 1.5 sink and drainer with mixer tap, built in dishwasher, space for an American style fridge freezer and space for washing machine. With a breakfast bar, two windows to the side elevation, central heating radiator, spotlighting and a side access door to the garden.

Rear Lobby

With doors giving access to the office, snug and conservatory extension.

Home Office

7'10" x 8'2" (2.39m x 2.49m)

Perfect space for use as a home office or play room presented with wood effect flooring, central heating radiator and having a window to the side elevation.

Ground Floor WC

Fitted with three piece suite which comprises a low level w.c and wall mounted sink with tiled splash back having tiled flooring heated towel rail and obscure glazed window to the side elevation.

Conservatory

8'8" x 11'1" (2.64m x 3.38m)

A fantastic addition to the accommodation providing additional downstairs living space. With dual aspect glazing, wood effect flooring, central heating radiator and patio doors to the garden.

First Floor Landing

Stairs leading to the first floor landing which gives access to four bedrooms and a family bathroom having a hatch to the loft, built in airing cupboard and carpet flooring.

Bedroom One

13'1" into bay x 12'4" max (3.99m into bay x 3.76m max)

Enjoying light provided by a walk in bay window to the front elevation, with carpet flooring, central heating radiator and picture rails. There is also a useful storage area.

Bedroom Two

13'2" x 9'3" (4.01m x 2.82m)

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

Bedroom Three

13'10" x 7'4" (4.22m x 2.24m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

Bedroom Four

10'10" x 7'1" (3.30m x 2.16m)

With a window to the rear elevation, carpet flooring, central heating radiator and picture rails.



Family Bathroom

10'4" x 7'5" (3.15m x 2.26m)

The family bathroom is fitted with a four piece suite comprising a free standing roll top bath with shower attachment, corner shower enclosure with tiled surround, pedestal wash basin with tiled splash backs and low flush W.C. Having tiled flooring and partly tiled walls. Wall mounted extractor fan and dormer style glazed window to the front elevation.

Outside

The property is found just a short walk away from Syston town centre on arguably the areas most desirable streets with off street parking on the front provided by a paved driveway which along side through timber gates to the rear. At the rear a larger than average garden not overlooked from beyond with a patio area adjacent to the accommodation ideal for outdoor entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council – 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 the Mortgage Advice Bureau, who work 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 award-winning 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.

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.





Money Laundering

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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Free Property Valuations

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





