



Curlew Close, Syston
Leicester, Leicestershire, LE7 1XA

NEWTONFALLOWELL 

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£249,950

Boasting a converted garage to create extra downstairs living space, fall in love with this well proportioned three bedroom mid town house occupying a cul de sac position on the popular 'Hobby Horse' development in Syston, perfect for growing families or first time buyers. The gas centrally heated layout offers an entrance porch, lounge, kitchen, dining room and conservatory, with stairs rising to the first floor landing which gives access to three bedrooms and a family shower room with three piece suite. Outside the plot provides off street parking to the front not overlooked from beyond. An early viewing comes strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
102 (90-110)	A	86	
91-91	B		
80-80	C		
69-69	D		
58-54	E		
47-35	F		
35-15	G		
Not energy efficient - lower running costs		Not environmentally friendly - lower CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Accommodation

Side entrance door opens into the:

Entrance Porch

Presented with wood effect flooring and offering a central heating radiator. A door leads to the:

Lounge

16'3" max x 12'4" (4.95m max x 3.76m)

Offering a bay window to the front elevation, the primary living space is presented with wood effect flooring. With a staircase rising to the first floor, dado rail, two central heating radiators and a consumer unit. A door leads to the:

Kitchen

7'9" x 12'4" (2.36m x 3.76m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in 'Russell Hobs' oven, four ring gas hob with fitted extraction hood above, sink and drainer, concealed Worcester boiler and space for appliances. With a door to the garden, rear elevation window and doors leading through to the:

Dining Room

15'5" x 7'9" (4.70m x 2.36m)

Perfect for formal dining, the converted garage now offer additional downstairs living space and would equally make a great games room or second lounge. With a window to the front elevation, central heating radiator and wood effect flooring. Sliding doors lead to the:

Conservatory

8'8" x 6'5" (2.64m x 1.96m)

With dual aspect glazing and french doors opening out into the garden.

First Floor Landing

Giving access to the bedrooms and shower room, with carpet flooring, built in airing cupboard, dado rail and a hatch to the loft.

Bedroom One

8'6" x 10'6" (2.59m x 3.20m)

A double room enjoying the use of built in wardrobes, with wood flooring, central heating radiator and a window overlooking the front elevation.

Bedroom Two

8'0" x 12'4" (2.44m x 3.76m)

A second double room offering a built in cupboard, rear elevation window, central heating radiator and wood effect flooring.

Bedroom Three

7'1" x 7'10" (2.16m x 2.39m)

With a window to the front elevation, built in wardrobe, wood effect flooring and a central heating radiator.

Shower Room

5'6" x 7'10" (1.68m x 2.39m)

A particular selling feature of the accommodation is the modern fitted shower room comprising a shower cubicle, wash hand basin with storage beneath and a wc, with a heated towel rail, tiled flooring, spotlighting, extractor fan and window to the rear elevation.

Outside

Occupying a cul de sac position on the popular 'Hobby Horse' development, the plot firstly offers a gravelled front garden with a driveway to the side providing off road parking. To the rear is a low maintenance mostly paved garden not overlooked from beyond. With fencing to boundaries.

To Find The Property

Leaving our office on Melton Road, take the left hand turning onto High Street and at the junction take the left onto Fosse Way. Take the first right hand turning onto Glebe Way, left onto Swallow Drive. Take an eventual right turning onto Curlew Close where the property can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the property. The property is Freehold with vacant possession upon completion. Charnwood Borough 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 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

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, floor plans 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 (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

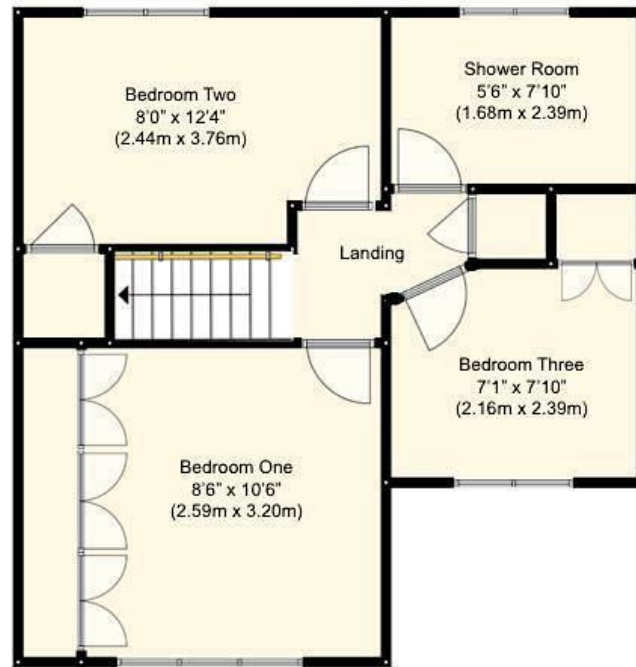
Referrals

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 Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. 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 mortgage adviser 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.






NEWTON
 FALLOWELL

t: 0116 344 0110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk

