Broadway, Syston

Leicester, Leicestershire, LE7 1GA

Chain Free £260,000

NEWTON FALLOWELL

NO UPWARD CHAIN - Offering allocated parking to the rear, walk in and be surprised by this three bedroom semi detached home occupying a town centre location, being within walking distance to an array of amenities and central park. Perfect for growing families and somewhat larger than the exterior would suggest, the gas centrally heated layout includes an entrance hall, lounge, kitchen diner, rear lobby and WC. Upstairs you will find three bedrooms and a bathroom. The plot offers a garden to the rear. An early viewing is highly recommended to avoid disappointment.

Accommodation
Front entrance door opens into the:

Entrance Hall
With carpet flooring, central heating radiator and a staircase rising to the first floor. A door leads to the:

Lounge
10'9" not into bay x 13'1" (3.28m not into bay x 3.99m)
Enjoying a walk in bay window to the front elevation, the lounge is presented with carpet flooring and a central heating radiator. A door leads to the:

Kitchen Diner
10'9" x 16'4" (3.28m x 4.98m)
Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in oven with hob over and extractor hood above, Worcester boiler and space for appliances. With carpet flooring, central heating radiator, rear elevation window and a built in cupboard with shelving.

Rear Hall
With a door to the wc and garden.

Ground Floor WC
Fitted with a two piece suite comprising a wc and wash hand basin, with a window to the side elevation.

First Floor Landing
Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space.

Bedroom One
11'0" x 8'8" (3.35m x 2.64m)
A double room offering a window to the rear elevation, with carpet flooring and a central heating radiator.

Bedroom Two
12'8" into bay x 9'10" into doorway (3.86m into bay x 3.00m into doorway)
With a walk in bay window to the front elevation, carpet flooring, built in wardrobes and a central heating radiator.

Bedroom Three
7'5" max x 6'9" (2.26m max x 2.06m)
With a window to the front elevation, carpet flooring, central heating radiator and a built in wardrobe.

Shower Room
5'4" x 7'1" (1.63m x 2.16m)
Fitted with a three piece suite comprising a walk in shower, wash hand basin and wc, with a carpet flooring, central heating radiator and a window to the rear elevation.

Outside
To the front of the property there is a low maintenance forecourt with hedging to the front. Gated access to the side leads to a rear garden featuring a variety of plants and shrubs. There is allocated parking to the rear of the property.

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.

Need Independent Mortgage Advice?
We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

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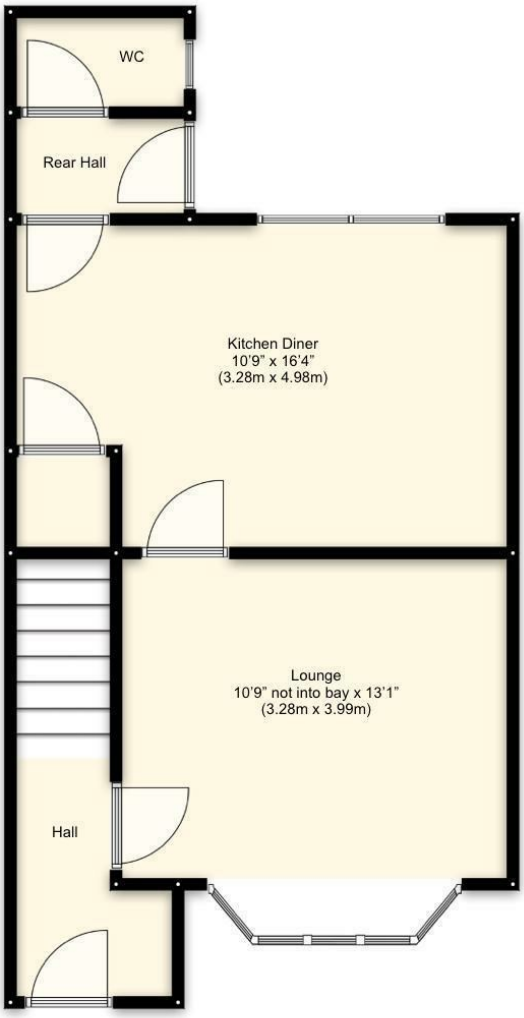
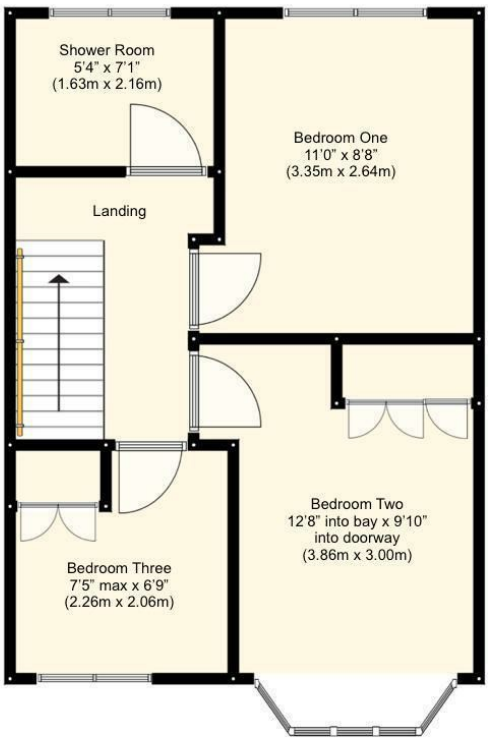
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may

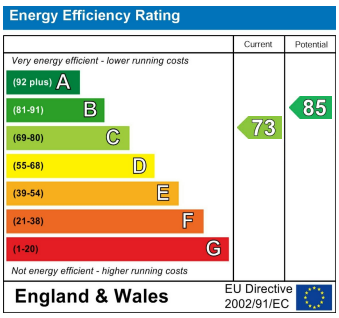
receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a 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.

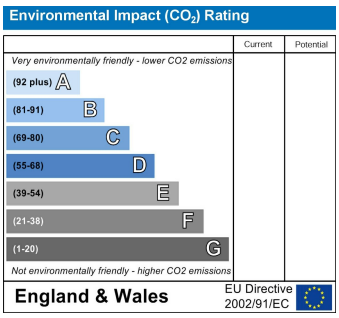
Free Property Valuations

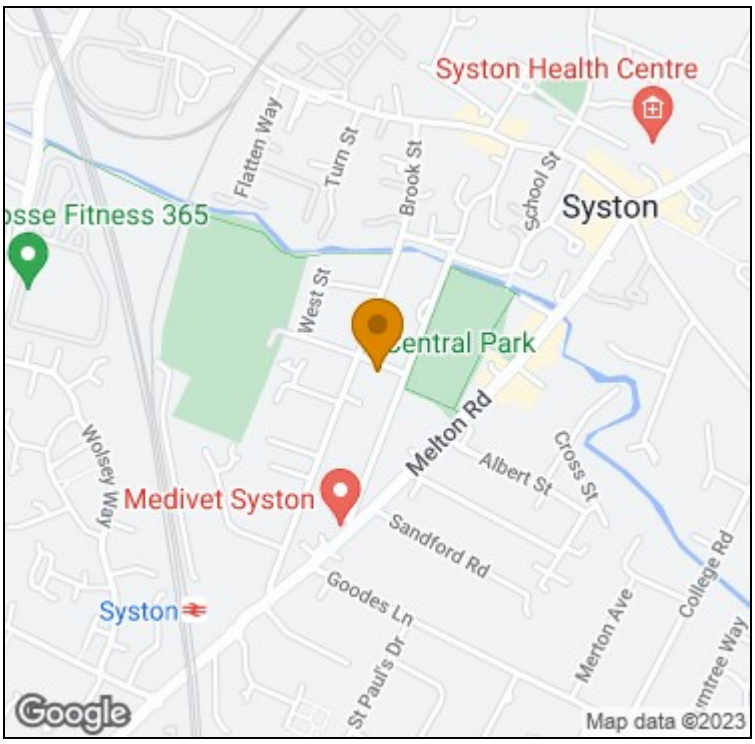
If you have a house to sell then we would love to provide you with a free no obligation valuation.











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