Central Avenue, Syston

Leicester, Leicestershire, LE7 2EE

NEWTON FALLOWELL

Central Avenue, Syston
Leicester, Leicestershire, LE7 2EE
£279,950 Freehold

Enjoying a larger than average garden to the rear, walk in and be surprised by this three bedroom semi detached house situated in an established Syston location within walking distance to the many amenities available in the Town centre and would make for a fantastic family home. The enviable plot offers parking to the front, with the internal accommodation comprising of an entrance porch and hall, full length lounge diner, kitchen, rear lobby and a wet room extension. A staircase rises to the first floor landing which gives access to three bedrooms and a shower room. There is also the added benefit of a garage. An early viewing is strongly recommended.

Accommodation
Front entrance door opens into the:

Entrance Porch
Providing the perfect place for your coats and shoes, the useful entrance porch offers dual aspect glazing, tiled flooring and a door leading to the:

Entrance Hall
Offering a staircase rising to the first floor, central heating radiator, useful storage cupboard under the stairs and doors leading to the reception room and kitchen.

Through Lounge Diner
26'8" not into bay x 11'4" max (8.13m not into bay x 3.45m max)
Enjoying a walk in bay window to the front elevation, the full length reception room offers space for both comfortable sitting and formal dining. With two central heating radiators, two feature fireplaces, carpet flooring and french doors which open out into the garden. A door leads to the:

Kitchen
11'5" x 7'0" (3.48m x 2.13m)
Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Samsung' oven, four ring gas hob with extraction hood above, space for washing machine and under counter fridge and a wall mounted 'Ideal' Boiler. There is also a window to the side elevation, tiled flooring and a door leading to the:

Rear Lobby
With a door to the wet room and a side access door.

Wet Room Extension
6'5" x 6'6" (1.96m x 1.98m)
Comprising a 'Triton' shower, wash hand basin with mixer tap and wc, with complementary tiled surrounds. With a velux window and a side elevation window.

First Floor Landing
Giving access to the bedrooms and bathroom, with carpet flooring.

Bedroom One
13'6" x 8'10" not into robes (4.11m x 2.69m not into robes)
A double room enjoying the use of built in wardrobes, with a window to the rear elevation, carpet flooring and a central heating radiator.

Bedroom Two
12'9" x 9'2" not into robes (3.89m x 2.79m not into robes)
Another double room offering a window to the front elevation, built in wardrobes, carpet flooring and a central heating radiator.

Bedroom Three
10'2" max x 7'6" (3.10m max x 2.29m)
With a window to the rear elevation, carpet flooring and a central heating radiator.

Shower Room
5'5" x 4'6" (1.65m x 1.37m)
Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a window to the side elevation.

Outside
Positioned within walking distance to the Town Centre as well as Wreake Valley Academy, the plot firstly offers a paved frontage providing off road parking. Gated access then leads alongside the accommodation to the rear where a larger than average garden can be found. Featuring a garage, outside tap, fencing to boundaries and an area of lawn.

Garage
18'1" x 9'3" (5.51m x 2.82m)
With an up and over door.

Solar Panels
The property benefits from solar panels. These are on a 25 year lease from 13.8.2014.

Tenure & Council Tax
We understand the property to be 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.

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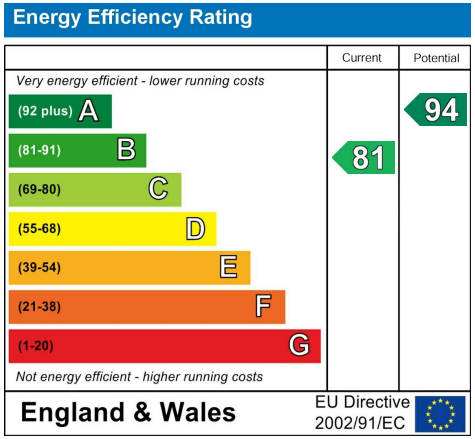
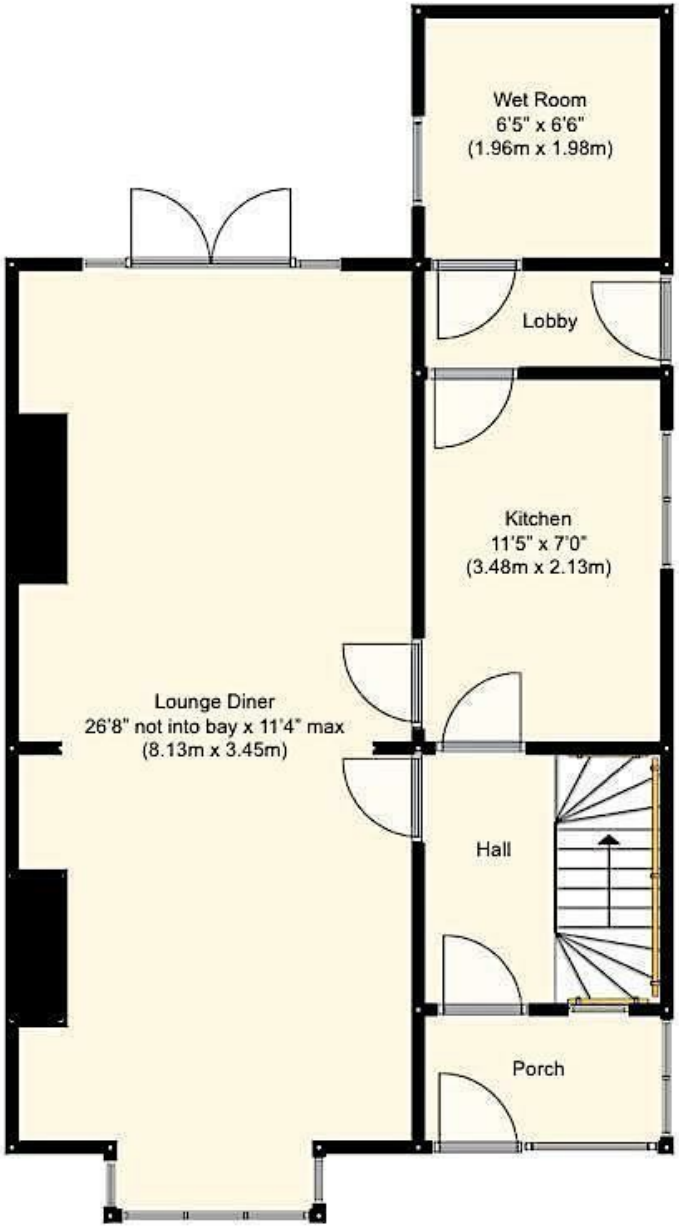
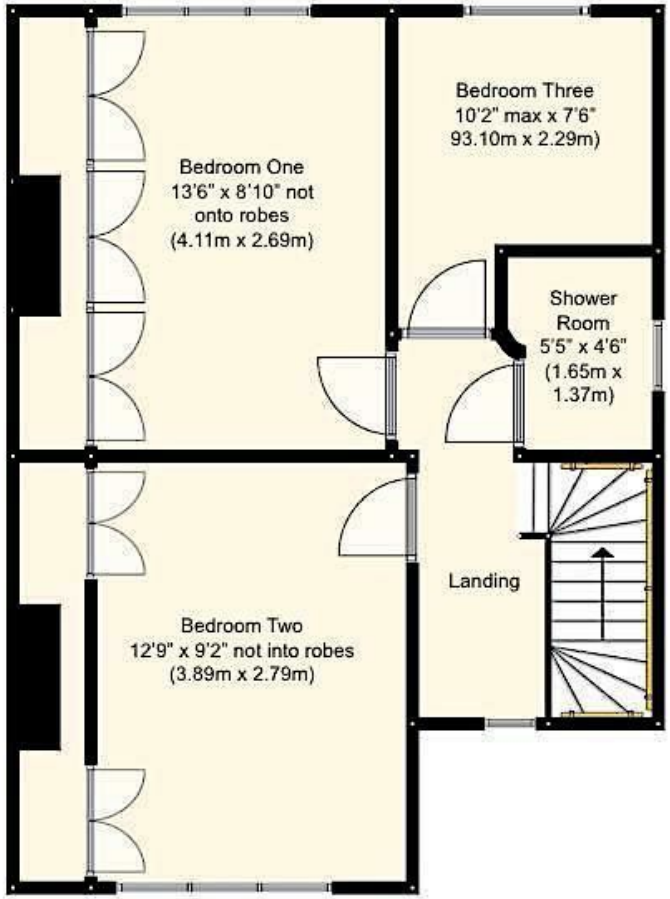
Free Property Valuations
If you have a house to sell then we would love to provide you with a free no obligation valuation.

- Three Bedroom Semi Detached Home
- Within Walking Distance to Town Centre
- Wet Room Extension To Rear
- Larger Than Normal Garden to Rear
- 18ft Garage to Rear
- Need Independent Mortgage Advice - Get in Touch Today!
- EPC Rating B
- Viewings Strictly By Appointment Only!







COUNCIL TAX INFORMATION:
Local Authority: Charnwood
Council Tax Band: B

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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NEWTON FALLOWELL
t: 01163440110
e: syston@newtonfallowell.co.uk