



Coplow Crescent, Syston  
Leicester, Leicestershire, LE7 2JE



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£279,950**

Available with no upward chain, fall in love with this traditional three bedroom semi detached home situated within this popular location off Goodes Lane, just a short walk to Merton Primary School and local bus routes. Boasting the potential for extension subject to necessary consent, the accommodation is in need of modernisation but after a fabulous transformation would be an ideal family home. The gas centrally heated layout includes an entrance hall, full length lounge and breakfast kitchen. Upstairs you will find three bedrooms, bathroom and separate wc. The plot features a driveway to the front with access to the garage, with a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.

**Accommodation**

Front entrance door opens into the:

**Entrance Hall**

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, centra heating radiator, dado rails and coving. Doors give access to all of the downstairs accommodation.



### Lounge

20'9" max x 13'2" max (6.35m max x 4.02m max)

Featuring a walk in half bay window to the front elevation allowing ample natural light to flood the room, the full length reception room offers a central heating radiator, coved ceilings, dado rails, carpet flooring and double doors which open out into the rear garden.

### Breakfast Kitchen

9'10" x 12'0" (3.00m x 3.67m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, wall mounted Worcester Bosch boiler and space for appliances. Presented with tiled flooring and offering space for a table and chairs, there is dado rails, rear elevation window and a side access door.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a window to the side elevation.

### Bedroom One

11'6" x 12'7" (3.52m x 3.85m)

A double room offering a walk in half bay window to the front elevation, with carpet flooring, central heating radiator and coved ceilings.

### Bedroom Two

9'2" x 12'6" (2.80m x 3.83m)

Another double room offering a window to the rear elevation, with carpet flooring, coving, central heating radiator and a built in cupboard.

### Bedroom Three

9'1" x 6'5" (2.78m x 1.98m)

A practical third bedroom offering a window to the front elevation, carpet flooring, central heating radiator and a built in cupboard.

### Bathroom

5'7" x 6'7" (1.71m x 2.02m)

Fitted with a contemporary two piece suite comprising a bath with shower over and screen and a pedestal wash hand basin. With a central heating radiator and a window to the rear elevation.

### Separate WC

With a wc and a window to the side elevation.

### Outside

The plot offers a driveway to the front providing off road parking and giving access to the garage. To the rear is a lawned garden featuring an outbuilding, greenhouse, variety of plants and shrubs and 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 - 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 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.

### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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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### 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 Benjamin York at Chamelo 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.

### Free Property Valuations

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



