Lincoln Drive, Syston

Leicester, Leicestershire, LE7 2JW

£180,000

NEWTON FALLOWELL

An ideal first purchase or buy to let investment, this two bedroom terrace house is located within walking distance to Merton Primary School and enjoys a set back position. The accommodation includes a useful entrance porch, lounge, full width breakfast kitchen, two bedrooms and a modern bathroom, with gardens found to both the front and rear as well as access to a nearby resident car park. An immediate viewing comes highly recommended.

Accommodation
Side entrance door opens into the:

Entrance Porch
Providing the perfect place for coats and shoes, the useful entrance porch offers a cupboard housing the meters with a door leading to the:

Lounge
13'1" x 13'7" max (3.99m x 4.14m max)
Positioned around a feature gas fireplace, the primary living space offers a window to the front elevation, staircase rising to the first floor, carpet flooring and a door leading to the:

Breakfast Kitchen
9'1" x 13'7" (2.77m x 4.14m)
The full width kitchen is 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 unit, space for cooker and space for further appliances. Featuring a breakfast bar, there is a window to the rear elevation and a rear access door leading to the garden.

First Floor Landing
Giving access to the bedrooms and bathroom, with a built in airing cupboard, dado rail, carpet flooring and a hatch to the loft space.

Bedroom One
10'7" x 10'4" (3.23m x 3.15m)
A double room enjoying the use of a built in wardrobe, with carpet flooring, heater and a window to the front elevation.

Bedroom Two
11'6" x 7'5" (3.51m x 2.26m)
With a window to the rear elevation, carpet flooring, panelling and a heater.

Bathroom
6'2" x 5'8" (1.88m x 1.73m)
Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiled surrounds. There is also a window to the rear elevation.

Outside
Externally there is a lawned and gravelled front garden with a mainly laid to lawn garden to the rear enclosed by fencing. The garden also enjoys a patio area adjacent to the accommodation ideal for outdoor entertaining. Gated access from the back leads to a car park for residents.

To Find The Property
From our office on Melton Road in Syston proceed north and turn sharp right at the mini-roundabout onto Barkby Road. Continue along and take an eventual right hand turning onto Pembroke Avenue. Turn first left onto Balliol Ave then left again onto Lincoln Drive. The property is set back on the right.

Tenure & Council Tax
We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A. 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.

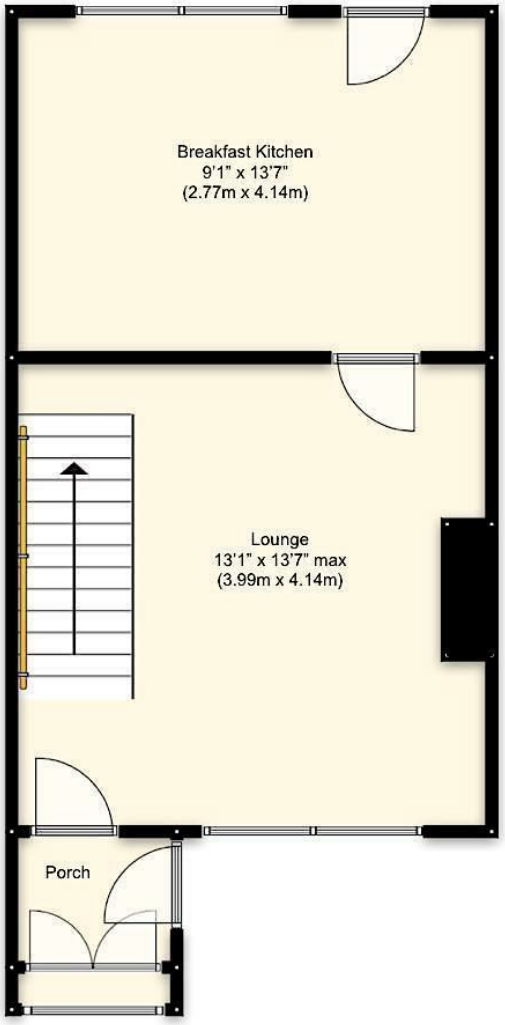
Agents Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements 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.

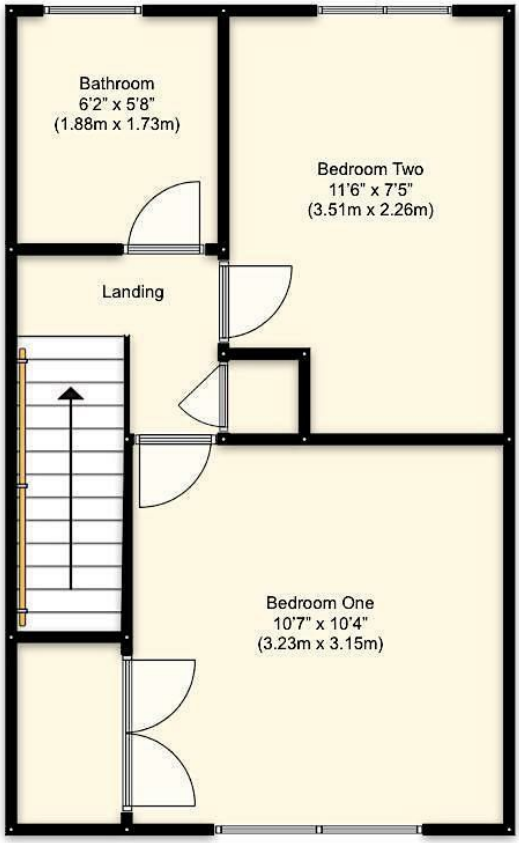
Referrals
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through

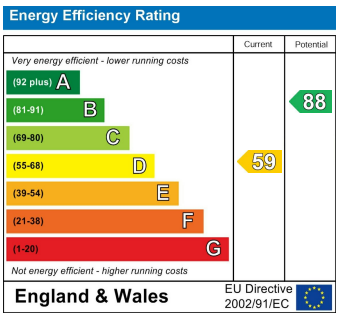
them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

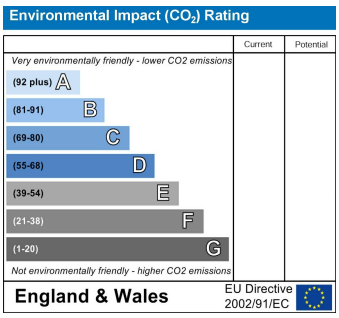
Free Property Valuations

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









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