



Mowbray Drive, Syston

Leicester, Leicestershire, LE7 2EU

Chain Free £239,950



Available with no upward chain, this two bedroom semi detached bungalow benefits from the use of a driveway and garage beyond. The accommodation includes a kitchen, lounge with fireplace, two well proportioned bedrooms and a bathroom, with a low maintenance garden at the rear. Ideal for someone looking to downsize, an early viewing is highly recommended to fully appreciate the size and potential of the bungalow on offer.

Accommodation

A door to the side opens into the:

Kitchen

12'0" max x 11'2" max (3.66m max x 3.41m max)

Fitted with a range of units with complementary roll edge work surfaces over with features including an inset sink and drainer with hot and cold taps, wall mounted Worcester boiler and space for appliances. With a window to the rear elevation, carpet flooring and a central heating radiator. A door leads to the:

Inner Hall

Giving access to all of the accommodation.

Lounge

14'11" x 11'0" (4.56m x 3.36m)

Positioned around a feature fireplace, the living space offers double doors which open out into the rear garden. With two wall lights, carpet flooring and a central heating radiator.

Bedroom One

11'3" max x 8'9" not into robes (3.43m max x 2.69m not into robes)

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

Bedroom Two

11'3" max x 11'2" max (3.43m max x 3.41m max)

With a window to the front elevation, carpet flooring, central heating radiator and a built in cupboard housing the consumer unit and meters.

Bathroom

6'6" x 5'7" (1.99m x 1.71m)

Fitted with a three piece suite comprising a bath with tiled surrounds, pedestal wash hand basin and wc, with a central heating radiator and a window to the side elevation.

Outside

Set on the fringes of Syston, the plot offers a driveway to the front providing off road parking with gated access leading alongside the accommodation to the rear where a gravelled garden can be found. There is also a garage.

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 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

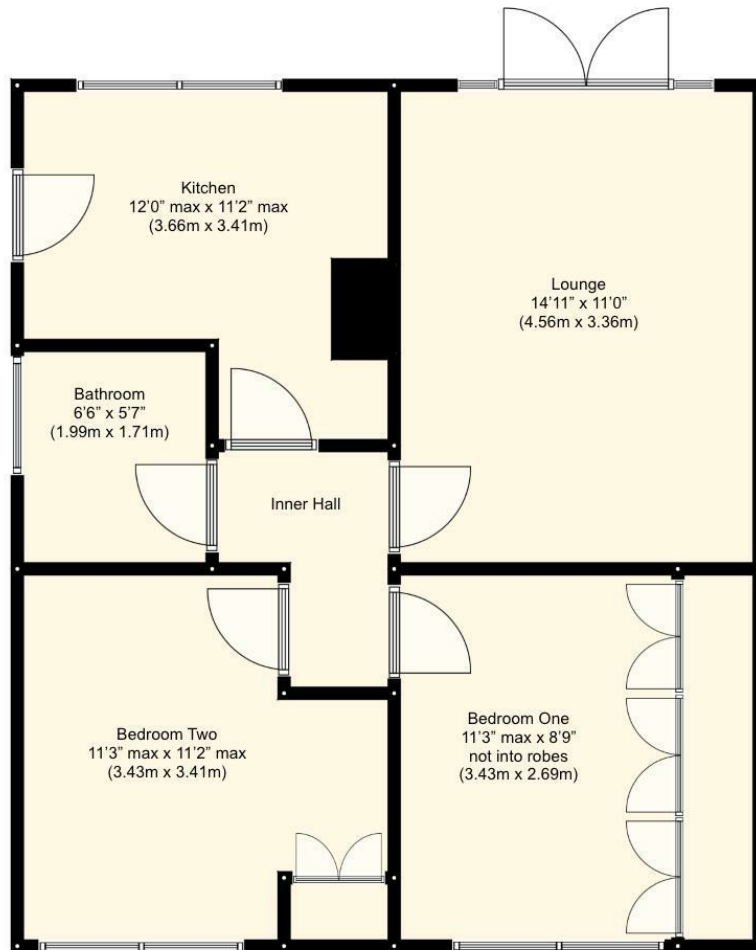
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation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

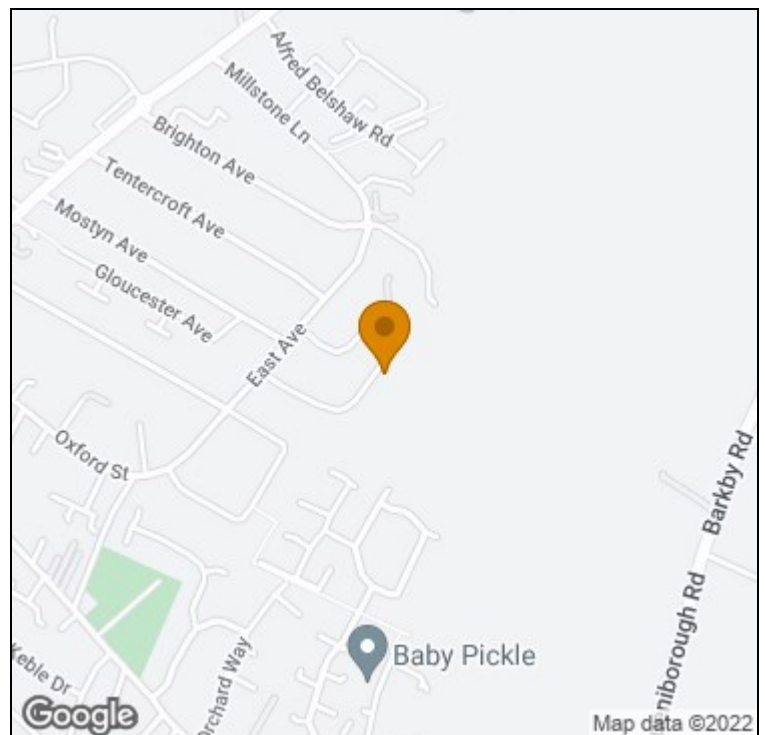
Free Property Valuations

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

www.newtonfallowell.co.uk