



**Dudley Whenham Close, Syston**  
Leicester, Leicestershire, LE7 1GL



# Dudley Whenham Close, Syston Leicester, Leicestershire, LE7 1GL £199,950

Newton Fallowell are delighted to bring to the market this two double bed roomed ground floor apartment enjoying the use of an allocated parking space with further visitor parking available. The gas centrally heated accommodation includes an entrance hallway, refurbished open plan living kitchen diner, main bedroom with built in wardrobes and an en-suite bathroom, further double bedroom and shower room. The former show home has it's own front door and forms part of a private gated development within easy walking distance of the town centre, perfect for first time buyers or someone looking to downsize from a larger family home. An early viewing is strongly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(122 plus) A		
(91-121) B		
(69-90) 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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



## Accommodation

Front entrance door opens into the:

### Entrance Hallway

Presented with wood flooring, the entrance hallway offers a central heating radiator, consumer unit, intercom phone system and doors giving access to all the accommodation.

### Open Plan Living Kitchen Diner

33'2" x 11'8" (10.11m x 3.56m)

Upon entry from the hallway, you walk into the lounge diner affording space for both comfortable sitting and formal dining. With two side elevation windows with fitted blinds, two central heating radiators, wooden flooring, spotlighting and door to the front. Open access leads through to the refurbished kitchen area fitted with a range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, built in oven with hob and extractor hood above, wall mounted central heating boiler, integrated fridge freezer, dishwasher and washing machine. With a built in airing cupboard and dual aspect glazing with fitted blinds.

### Master Bedroom

12'3" x 12'10" max (3.73m x 3.91m max)

Enjoying the use of built in wardrobes, the master bedroom is presented with carpet flooring. Having a central heating radiator, two double glazed windows and door to the outside. A door leads to the:

### En-suite Bathroom

8'6" x 6'6" (2.59m x 1.98m)

Fitted with a three piece suite comprising a bath with shower unit over and screen, wash hand basin and wc, all with complementary tiling. There is also spotlighting, chrome heated towel rail, obscure window and extractor fan.

### Bedroom Two

11'2" x 8'7" (3.40m x 2.62m)

A second double room offering built in wardrobes, carpet flooring, central heating radiator and front elevation window.

### Shower Room

4'9" x 8'6" (1.45m x 2.59m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and low level wc, with complementary tiling. Having a chrome heated towel rail, spotlighting and extractor fan.

### Outside

Situated within walking distance to Syston Town centre, the development is accessed via electric gates and benefits from the use of a parking space, as well as ample visitor parking. The development also benefits from communal gardens comprising lawned areas and beds of specimen shrubs, bushes and evergreen borders.

### To Find The Property

From our office in Syston, proceed down Melton Road. Take an eventual right turning onto Broad Street. Continue along. Broad Street becomes Brook Street. The development can be found on the left hand side.

### Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion. Charnwood Borough Council - 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 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

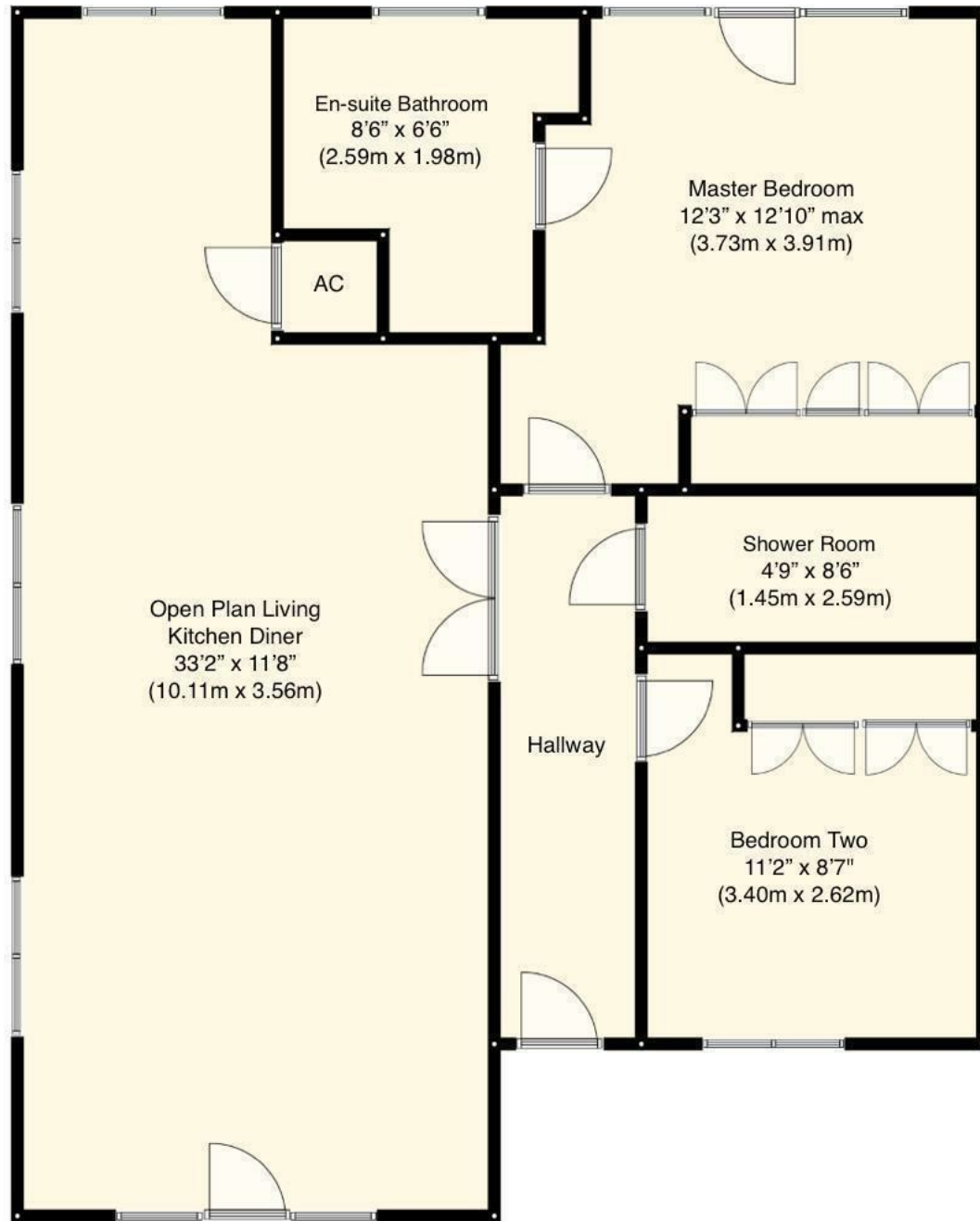
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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







t: 0116 344 0110

e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



DUDLEY WHENHAM CLOSE  
PRIVATE DRIVE

DUDLEY WHENHAM CLOSE  
PRIVATE DRIVE

