

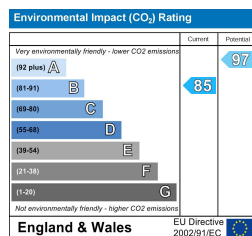
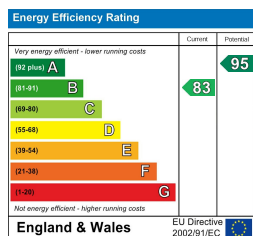


**Linacre Crescent, Syston**  
Leicester, Leicestershire, LE7 2FB

**NEWTON**FALLOWELL 

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**Offers In Excess Of £240,000**

Enjoying a desirable position on the outskirts of the Taylor-Wimpey Liberty Gardens development in Syston with views over neighbouring fields, this three bedroom end town house would make a perfect first purchase or home for growing families. The gas centrally heated and double glazed layout comprises an entrance hall, WC, breakfast kitchen, lounge/diner, a first floor landing which gives access to master bedroom with en-suite, two further bedrooms and bathroom. The plot offers a lawned garden to the rear, with a driveway and single garage to the side. Any viewing is strongly recommended to avoid disappointment.



## Accommodation

Front entrance door opens into the:

### Entrance Hall

Presented with wood effect flooring, the entrance hallway offers a central heating radiator, useful storage cupboard and access to all of the downstairs accommodation.

### Ground Floor WC

Fitted with a two piece suite comprising a low level wc and wash hand basin, with central heating radiator and panelling.

### Breakfast Kitchen

11'3" x 10'1" (3.43m x 3.07m)

Fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in oven with four ring gas hob over and extractor hood above, integrated dishwasher and washing machine, built in fridge freezer and inset 1.5 sink and drainer unit with mixer tap. Affording space for a table and chairs, there is a central heating radiator, spotlighting and window to the front elevation.

### Lounge Diner

15'6" x 12'2" (4.72m x 3.71m)

Offering plenty of space for both formal dining and comfortable sitting, the full width reception room enjoys french doors to the garden. With a central heating radiator and carpet flooring.

### First Floor Landing

Giving access to the bedrooms and bathroom, with central heating radiator and carpet flooring.

### Master Bedroom

9'9" x 9'4" (2.97m x 2.84m)

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

### En-suite

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling. Having an obscure window to the front elevation.

### Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

A neutrally decorated second room with a window to the rear, central heating radiator and carpet flooring.

### Bedroom Three

12'2" max x 6'7" (3.71m max x 2.01m)

With a window to the rear elevation, carpet flooring and central heating radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower unit and screen, wash hand basin and wc, with complementary tiling.

### Outside

Enjoying the use of two allocated parking spaces and a garage to the side, the plot offers a lawned rear garden with a patio area and fencing to boundaries.

### 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. At the roundabout, take the second exit and continue along Barkby Road. Turn right onto Blackfriars Road and then left onto Linacre Crescent where the property can be found.

### Tenure

Freehold with vacant possession upon completion.

### Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel: )- 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.



### 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.

### Thinking Of Selling Your Home?

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



