



## Oriel Drive, System

Leicester, Leicestershire, LE7 2AR

Offers In Excess Of £300,000



Enjoying an extension to the rear, fall in love with this three bedroom semi detached property occupying a family friendly location in Syston. The gas centrally heated layout includes an entrance porch extension, hall, downstairs WC, lounge with log burner and the aforementioned kitchen diner extension. Upstairs are three bedrooms and a bathroom. The property occupies an enviable corner plot with a driveway leading to a garage with an attached brick outbuilding currently being used as a home gym and a lawned garden. An early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Useful Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch is presented with tiled flooring and offers a window to the side elevation. A door leads to the:

#### Entrance Hall

Offering a staircase rising to the first floor, central heating radiator and a door to the lounge and wc.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin. There is also a useful built in cupboard under the stairs.

#### Lounge

**14'6" x 11'0" (4.43m x 3.37m)**

Featuring a log burner, the reception room is flooded with natural light for dual aspect windows. With coving, central heating radiator and a door leading to the:

#### Extended Kitchen Diner

**9'1" max x 24'4" (2.79m max x 7.44m)**

Affording space for a dining table and chairs, the enlarged kitchen diner is fitted with a range of wall mounted and base units with complementary wood work surfaces over, unit lighting and tiled splashbacks. Features include an inset 1.5 sink and drainer, integrated 'Hotpoint' oven, hob and extraction hood above, integrated fridge and space for washing machine. Enjoying the use of a breakfast bar, there is a central heating radiator, dual aspect glazing, useful built in cupboard and a door leading to the garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring and a hatch to the boarded loft space with light and a ladder.

#### Bedroom One

**11'7" max x 9'11" max (3.55m max x 3.03m max)**

Enjoying dual aspect glazing, bedroom one is a double and offers built in wardrobes, carpet flooring, central heating radiator and ceiling fan.

#### Bedroom Two

**10'4" not into robes x 11'2" (3.17m not into robes x 3.41m)**

A second double room featuring built in wardrobes, with carpet flooring, central heating radiator and a built in cupboard housing the central heating boiler.

#### Bedroom Three

**8'3" x 7'1" (2.53m x 2.17m)**

With a window to the front elevation, carpet flooring, built in storage and a central heating radiator.

#### Family Bathroom

**6'11" x 5'10" (2.12m x 1.78m)**

Fitted with a contemporary three piece suite a bath with shower and screen, wash hand basin and wc, with complementary tiled walls and flooring. There is also a heated towel rail and a window to the side elevation.

#### Outside

A particular selling feature of the accommodation is the unique corner plot offering a driveway providing off road parking and giving access to the garage. Gated access leads to a lawned rear garden featuring a covered patio area providing the perfect space for outdoor entertaining. There is also an outside tap and a door to the gym/workshop.

#### Garage

**15'5" x 8'2" (4.70m x 2.51m)**

With light, power, rear elevation window, door to the front and a door leading to the:

#### Home Gym/Potential Office/Workshop

**10'7" x 13'8" (3.24m x 4.19m)**

Ideal for a range of uses, there is light, power, window to the garden and a rear access door.

#### Tenure & Council Tax

We understand the property to be freehold 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

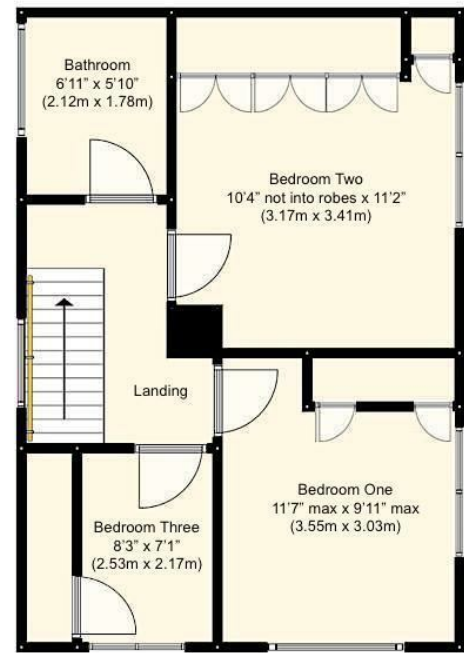
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#### Referrals

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 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.

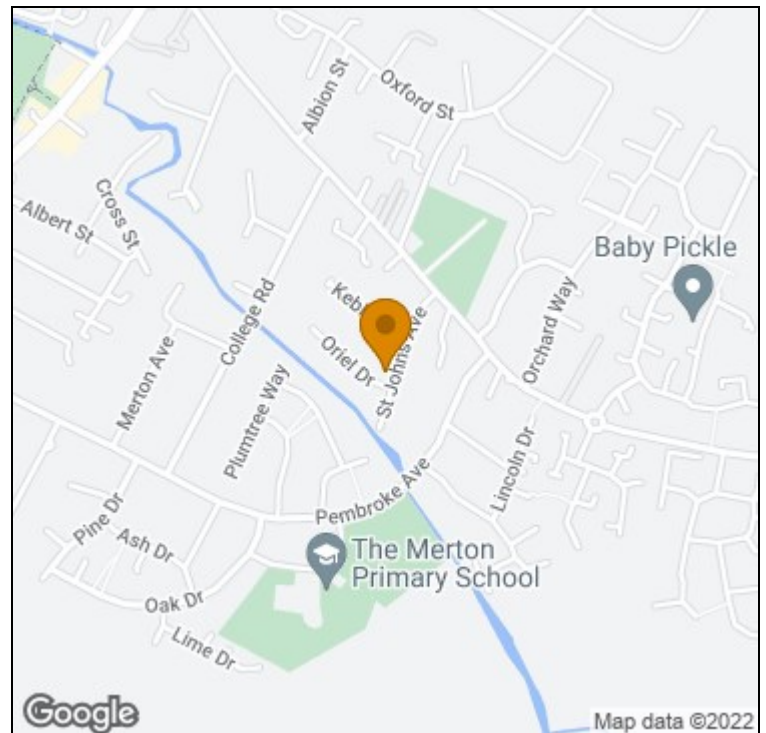
#### Free Property Valuations

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			
		69	84
England & Wales		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	



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

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