

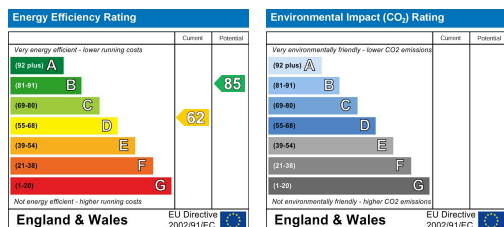


**Oxford Street, Syston**  
Leicester, Leicestershire, LE7 2AS

**NEWTON**FALLOWELL 

Oxford Street, Syston  
 Leicester, Leicestershire, LE7 2AS  
**£220,000**

Enjoying a larger than average lawned garden at the rear, walk in and be surprised by this three bedroom semi detached situated in an established Syston location and would make for a fantastic family home. The gas centrally heated layout includes an entrance hall, wc, living room with garden views, an open plan kitchen diner, having a staircase that rises to the first floor landing which gives access to three bedrooms and a bathroom with a contemporary three piece suite. Offering excellent value for money for those in search of more space, an immediately viewing comes highly recommended.



### Accommodation

Glazed front entrance door opens into the:

### Entrance Hall

Presented with carpet flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and doors leading to all of the downstairs accommodation

### Ground Floor WC

Fitted with a two piece suite comprising a wc, with a window to the front elevation.

### Lounge

10'10" x 14'5" (3.30m x 4.39m)

Positioned around a feature antique open fireplace, the primary living space offers views of the rear garden through a double glazed window. With carpet flooring, central heating radiator and dado rail.

### Kitchen Diner

17'3" x 10'9" (5.26m x 3.28m)

Affording plenty of space for a dining table and chairs, the full length kitchen diner 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 with mixer tap, plumbing for washing machine, built in 'Siemens' oven with four ring gas hob over and extractor hood above and space for fridge freezer. Offering a bay window to the front elevation, central heating radiator, rear elevation window and a rear access door.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the insulated loft space and a window to the front elevation.

### Bedroom One

12'7" not into robes x 10'9" max (3.84m not into robes x 3.28m max)

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

### Bedroom Two

11'0" x 12'9" into robes (3.35m x 3.89m into robes)

A second double room offering views of the lawned rear garden through a double glazed window, with carpet flooring, cupboard housing boiler, built in wardrobes and a central heating radiator.

### Bedroom Three

6'9" x 9'9" (2.06m x 2.97m)

A practical third bedroom offering a window to the front elevation, built in storage, central heating radiator and carpet flooring.

### Bathroom

5'10" x 8'5" (1.78m x 2.57m)

Fitted with a two piece suite comprising a bath with shower over and wash hand basin with storage beneath, with complementary tiling. There is also a heated towel rail, wall mounted cabinet and an obscure window to the front elevation.

### Outside

Situated within walking distance to Syston Town centre, the plot offers a paved frontage used by the current occupier as car standing. Shared gated access then leads to the enviable larger than average rear garden which is mainly laid to lawn, offering paved area ideal for outdoor sitting. There is also a timber shed, outside tap, BBQ area and a variety of shrubbery and plants. There is also an apple, plum and pear tree.

### Solar Panels

Please be aware that the property benefits from leased solar panels to the roof. They allow for reduced electricity bills.

### 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. Take the first left onto Albion Street, turn right onto Oxford Street where the property can be found.

### Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is 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 recalculate 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 Ashley Mellors, 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.

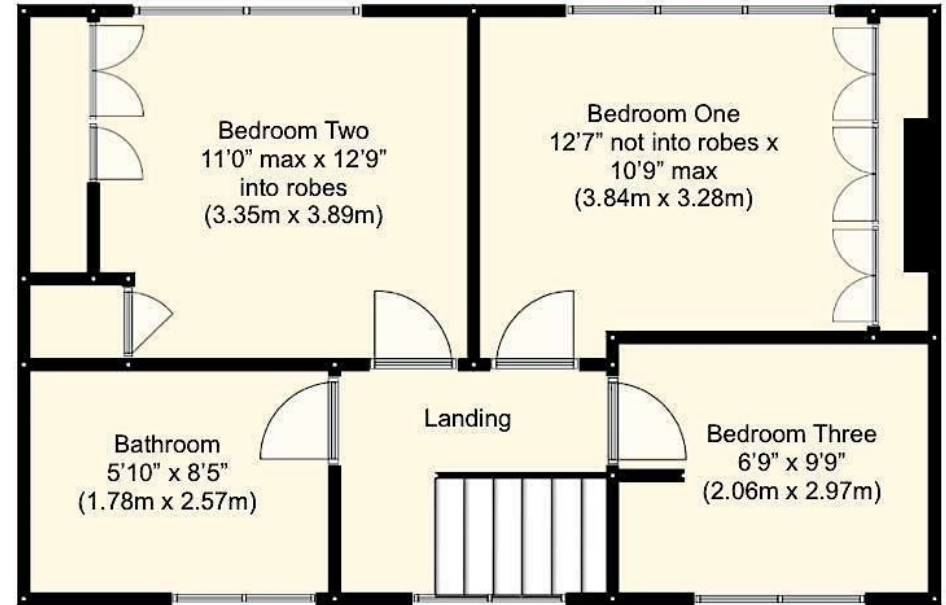
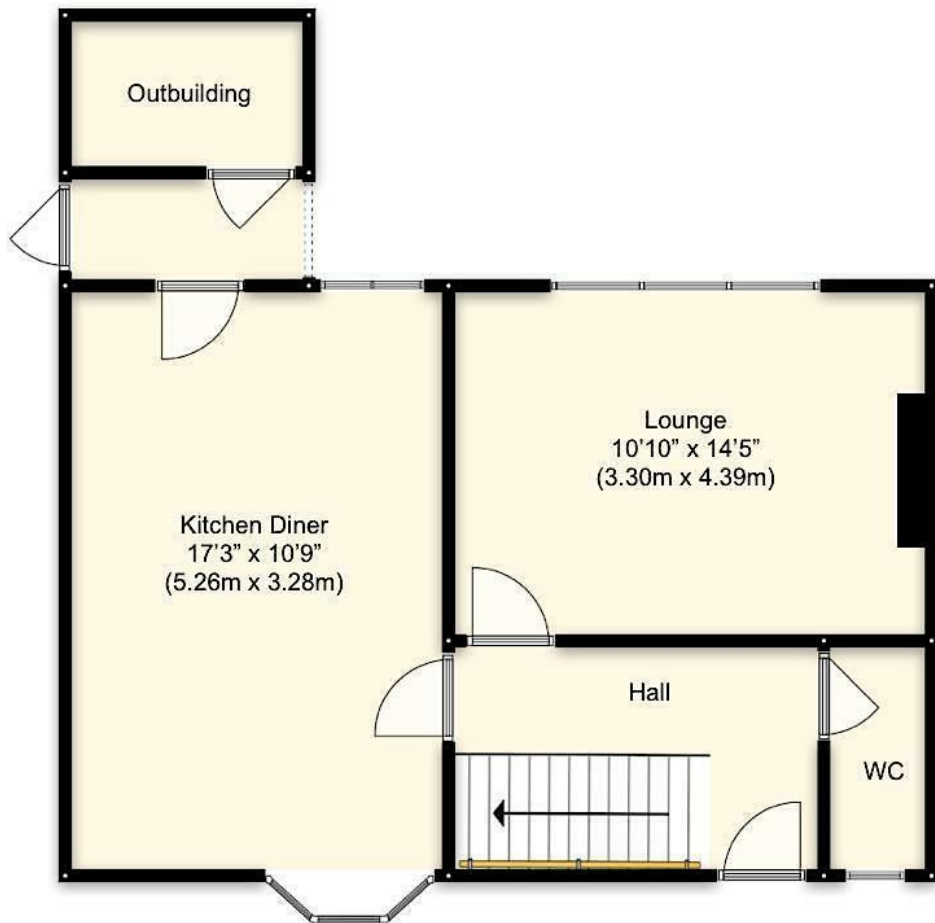
### Referrals

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.






**NEWTON**  
FALLOWELL

t: 0116 344 0110

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

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



