



**Pembroke Avenue, Syston**  
Leicester, Leicestershire, LE7 2BZ



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Chain Free £275,000**

Enjoying an extension to the rear, walk in and be surprised by this three bedroom semi detached property ideal for growing families being within walking distance to Merton Primary School and park. The gas centrally heated layout includes an entrance porch and hall, lounge through to the dining room, kitchen, first floor landing, three bedrooms and a bathroom. The property occupies an enviable plot with a driveway, single garage and front and rear lawned gardens. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-101 <b>A</b>	
80-81 <b>B</b>		89-91 <b>B</b>	
69-80 <b>C</b>		85-89 <b>C</b>	
55-69 <b>D</b>		82-85 <b>D</b>	
49-55 <b>E</b>		77-82 <b>E</b>	
41-49 <b>F</b>		72-77 <b>F</b>	
35-41 <b>G</b>		65-72 <b>G</b>	
Not energy efficient - higher running costs 1-35		Not environmentally friendly - higher CO <sub>2</sub> emissions 1-65	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Accommodation

Sliding door leads to the:

### Entrance Porch

With a door leading to the:

### Entrance Hall

Presented with wood effect flooring, the entrance hall gives access to some of the downstairs accommodation, with a useful storage cupboard, central heating radiator and a staircase rising to the first floor.

### Lounge

**15'8" x 10'8" (4.78m x 3.25m)**

Enjoying light provided by a window to the front elevation, the primary living space is presented with wood effect flooring and a central heating radiator. Open access leads through to the:

### Dining Room

**9'7" x 8'5" (2.92m x 2.57m)**

Perfect for formal dining, there is a central heating radiator, wood effect flooring and a sliding patio door to the garden.

### Kitchen

**9'10" x 8'2" (3.00m x 2.49m)**

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 and space for appliances. With a window to the rear elevation and a side door to the garage.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, built in cupboard housing the Baxi central heating boiler, coving and a hatch to the loft space.

### Bedroom One

**11'3" not into robes x 9'8" (3.43m not into robes x 2.95m)**

Enjoying the use of built in wardrobes, bedroom one offers a window to the front elevation, carpet flooring and a central heating radiator.

### Bedroom Two

**10'8" x 9'7" max (3.25m x 2.92m max)**

Another double room offering a window to the front elevation, with a window to the rear elevation, carpet flooring, built in wardrobes and a central heating radiator.

### Bedroom Three

**8'2" x 7'1" (2.49m x 2.16m)**

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

### Bathroom

**5'6" x 7'2" (1.68m x 2.18m)**

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with a heated towel rail, spotlighting and a window to the rear elevation.

### Outside

A particular selling feature of the accommodation is the plot offering a front lawn with a driveway to the side providing off road parking and leading to the attached garage. To the rear is a mainly laid to lawn garden with a decking area adjacent to the accommodation ideal for outdoor entertaining and fencing to boundaries.

### Garage

**28'4" x 8'3" (8.64m x 2.51m)**

With doors to the front, light, access to useful store cupboard, rear access door and access to the original garage measuring 17'8" x 9'5" and offering dual glazing, light and power.

### 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.

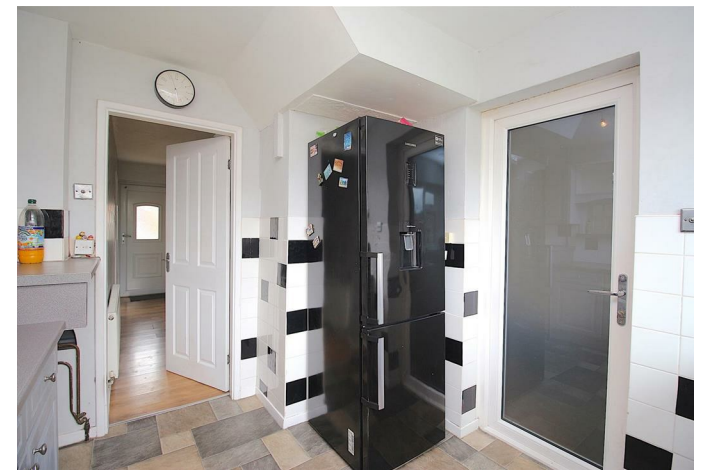
### Viewing Arrangements

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 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.

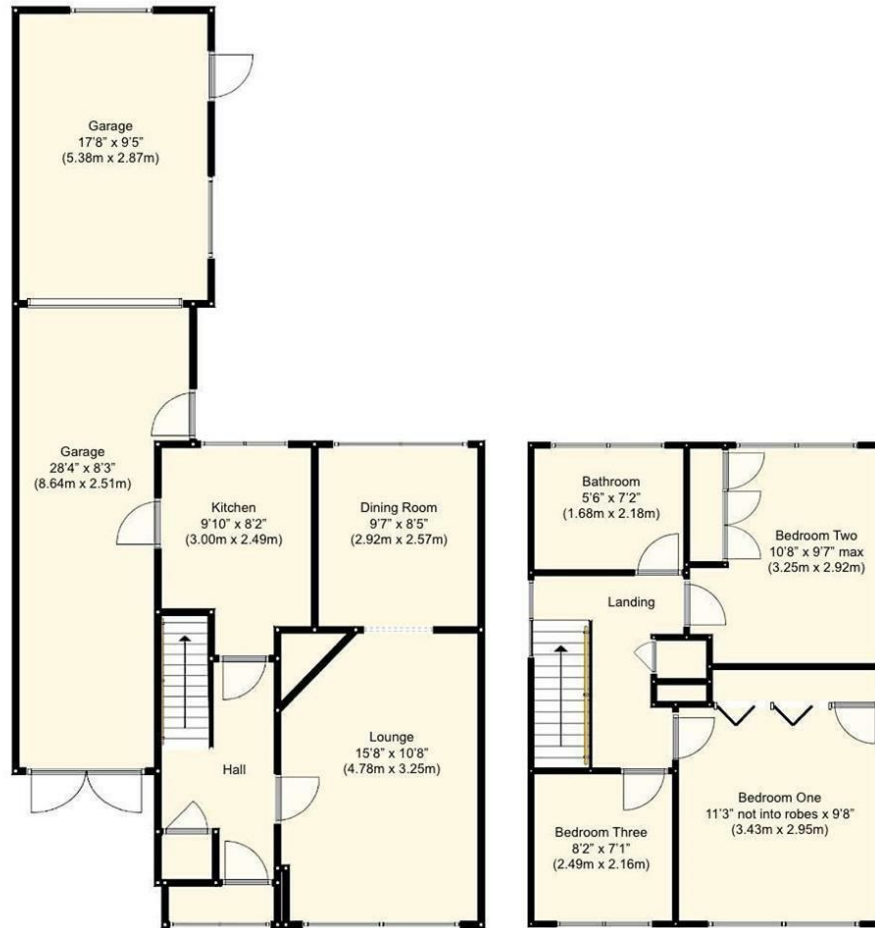
## Referrals

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.





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