



**Barkby Road, Syston**  
Leicester, Leicestershire, LE7 2AH  
Offers In Excess Of £230,000



No Upward Chain! Boasting a garage to the rear in a block, fall in love with this end town house situated within walking distance to local amenities, ideal for first time buyers, investors and growing families. The gas centrally heated accommodation in more details comprises of an entrance hall, 20ft lounge diner, kitchen, first floor landing, three bedrooms and bathroom. The plot offers front and rear gardens. An early viewing is strongly recommended to avoid disappointment.

#### Acccommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor, central heating radiator, cupboard and wood effect flooring. A door leads to the:

#### Lounge Diner

##### **20'6" max x 14'11" max (6.25m max x 4.55m max)**

Enjoying a bay window to the front elevation as well as offering a door with side glazing to the garden, the reception room offers space for both comfortable sitting and formal dining. With wood effect flooring, two central heating radiators and neutral decor. A door leads to the:

#### Kitchen

##### **8'3" x 9'4" (2.51m x 2.84m)**

Fitted with a modern range of eye level and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, four ring gas hob with extraction hood above, space for washing machine and fridge freezer and a wall mounted central heating Glow-worm boiler. With spotlighting and a rear access door 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 loft space.

#### Bedroom One

##### **10'10" x 10'5" (3.30m x 3.18m)**

A double room offering a Juliette balcony to the front, with carpet flooring and a central heating radiator.

#### Bedroom Two

##### **9'5" x 10'5" (2.87m x 3.18m)**

A second double room offering a window to the rear elevation, with wood effect flooring and a central heating radiator.

#### Bedroom Three

##### **8'10" x 6'6" (2.69m x 1.98m)**

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

#### Bathroom

##### **5'7" x 6'7" (1.70m x 2.01m)**

Fitted with a three piece suite comprising a bath with shower attachment, wash hand basin and wc, with complementary tiled surrounds.

#### Outside

To the rear of the property is an enclosed garden having a

patio area adjacent to the accommodation ideal for outdoor entertaining. Gated access to the side leads to the front. There is also a garage in a near by block, having up and over door.

#### To Find The Property

From our office on Melton Road in Syston proceed North, turning sharp right onto Barkby Road where the property can be found on the right hand side.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B. 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

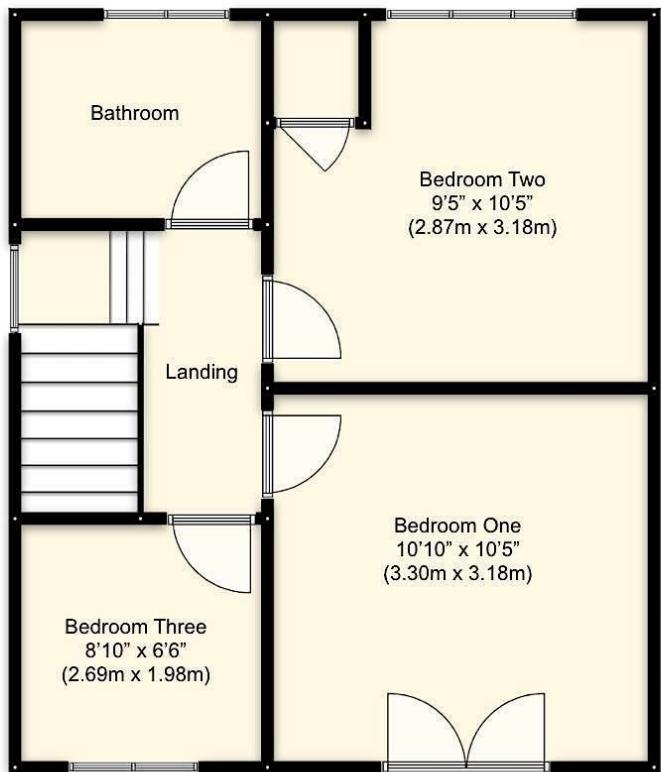
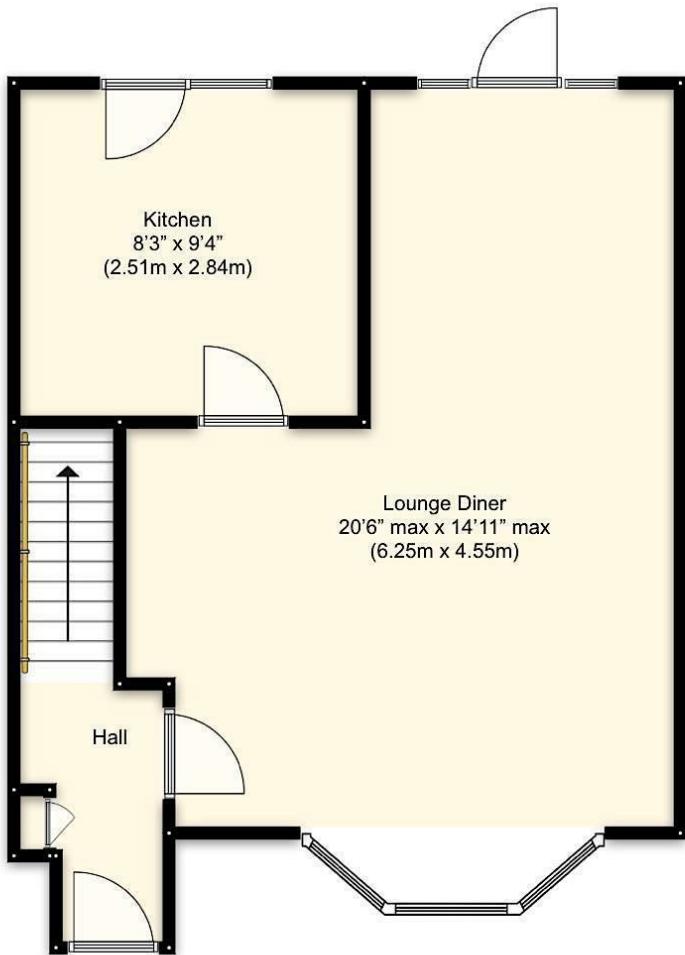
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## Referrals

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.

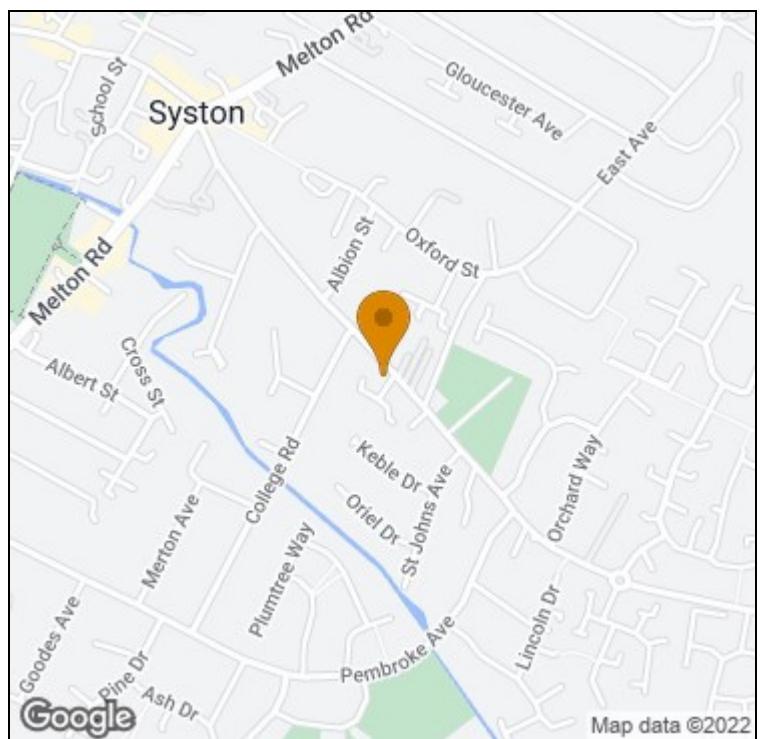
## Free Property Valuations

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			
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	



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