



Ruskin Avenue, Syston  
Leicester, LE7 2BY

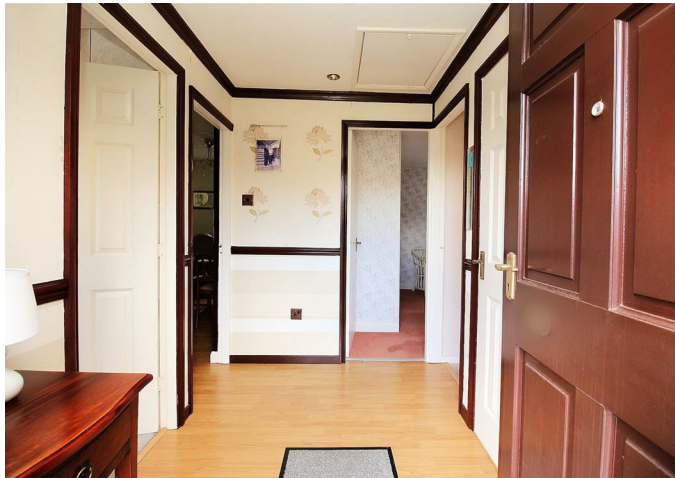


**Ruskin Avenue, Syston  
Leicester, LE7 2BY  
Chain Free £309,950**

Occupying a peaceful cul-de-sac position just off Pembroke Avenue, this larger than normal two bedroom detached bungalow offers a rare opportunity for those in search of single storey living in a desirable location. Having been occupied by the same owner since the 1980's, the well proportioned accommodation includes an entrance hall, lounge diner, kitchen, two double bedrooms and bathroom, all set within a lovely plot approached by a shared driveway with two neighbouring bungalows and offers parking, two garages and front and rear gardens. An early viewing is highly recommended.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### Accommodation

A wooden front entrance door opens into the:

#### Entrance Hall

Presented with wood effect flooring, the entrance hall offers access to the bedrooms, bathroom and reception room. With a hatch to the boarded loft space with a ladder, built in cupboard with shelving and a central heating radiator.

#### Lounge Diner

13'10" max x 22'2" (4.22m max x 6.76m)

Affording space for both formal dining and comfortable sitting, the reception room offers part carpet flooring and part wood effect flooring. With a feature gas fireplace, central heating radiators, ceiling coving, rear elevation window and a sliding door leading to the rear garden. A door leads to the:

#### Kitchen

9'11" x 10'5" (3.04m x 3.19m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Bosch' double oven, four ring 'Bosch' hob with extractor hood above, inset 1.5 sink and drainer unit and space for appliances. With a window to the front elevation and a central heating radiator. A door leads to the side lobby which in turn gives access to the front, rear and garage.

#### Bedroom One

10'11" x 15'7" max (3.33m x 4.75m max)

A larger than normal double room offering a range of built in wardrobes and drawers, with carpet flooring, central heating radiator, spotlighting and a window to the rear elevation.

#### Bedroom Two

10'0" x 12'8" into doorway (3.07m x 3.88m into doorway)

A double room offering a bay window to the front elevation, with carpet flooring, built in wardrobe, coving and a central heating radiator.

#### Bathroom

6'2" x 8'0" (1.89m x 2.45m)

Fitted with a four piece suite comprising a Jacuzzi style bath, shower enclosure, wc and wash hand basin with storage beneath, with complementary tiled walls and carpet flooring. With a heated towel rail and a window to the front elevation.

#### Outside

Occupying a tucked away position in this desirable position, the plot is accessed via a driveway shared between two neighbouring properties. Offering off road parking with a lawned front garden. Another particular selling feature of the accommodation is the rear garden offering a lawned area and patio area adjacent to the accommodation ideal for outdoor entertaining. There is also a feature pond and vegetable patch.

#### Garage

16'11" x 8'3" (5.18m x 2.52m)

Located to the left hand side of the property, there is light, power, rear elevation window and an electric door to the front.

#### Garage Two

25'7" x 9'7" (7.82m x 2.94m)

With light, power, door to the front and a rear access door.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

## Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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 (width x length), floorplans 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 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.

### Referrals

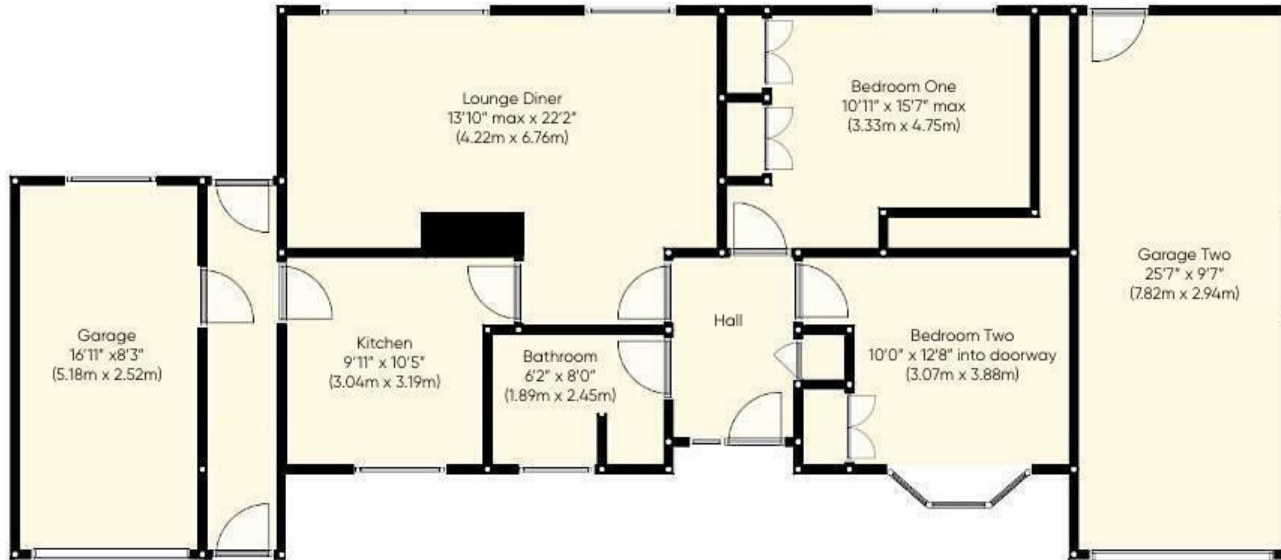
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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 energy assessor 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: 01163440110

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

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



