



## Curlew Close, Syston

Leicester, Leicestershire, LE7 1XA

Offers In Excess Of £263,000



Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with this three bedroom end town house occupying a cul de sac position. Boasting HIVE controlled heating and double glazing, the layout includes an entrance hall, lounge with bay, open plan dining kitchen, with the first floor offering three bedrooms and a bathroom. Externally the plot offers a landscaped driveway providing off road parking for two cars with a low maintenance garden at the rear. An ideal first purchase, family home or buy to let investment, an early viewing is strongly recommended.

### **Accommodation**

Front entrance door opens into the:

### **Entrance Hall**

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, HIVE thermostat and a door leading to the:

### **Lounge**

15'10" not into bay x 10'5" max (4.83m not into bay x 3.18m max)

Enjoying a walk in bay window to the front elevation, the primary living space is positioned around a feature gas burner and oak mantle. With wood effect flooring, central heating radiator and a glazed door leading to the:

### **Extended Dining Kitchen**

21'2" x 13'8" max (6.45m x 4.17m max)

Boasting a conservatory extension which has been opened up with the original kitchen layout to create a larger than normal open plan dining kitchen perfect for those occasions when entertaining. Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, tiled splashbacks, pop up socket and unit lighting. Features include a built in 'CDA' double oven, five ring 'CDA' gas hob with fitted extraction hood above, inset sink and drainer unit with flexi hose mixer tap, integrated dishwasher and tumble dryer and space for fridge freezer. Affording plenty of space for a dining table and chairs, there is dual aspect glazing, useful storage cupboard, two central heating radiators, ceiling coving, consumer unit and french doors to the garden.

### **First Floor Landing**

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the loft space and a built in cupboard.

### **Bedroom One**

9'3" x 11'7" not into robes (2.82m x 3.53m not into robes)

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

### **Bedroom Two**

9'9" x 6'4" (2.97m x 1.93m)

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

### **Bedroom Three**

7'0" x 7'1" (2.13m x 2.16m)

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

### **Bathroom**

5'8" x 6'8" (1.73m x 2.03m)

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc, with complementary tiled flooring and walls. With a heated towel rail, side elevation window, spotlighting and ceiling coving.

### **Outside**

Occupying a cul de sac position on the popular 'Hobby Horse' development in Syston, externally the property boasts a paved landscaped driveway providing off road parking for two cars. There is also an electric car point. To the rear is a low maintenance garden with fencing to boundaries and a patio area adjacent to the accommodation ideal for outdoor entertaining. There is also an outside tap.

### **To Find The Property**

Leaving our office on Melton Road, take the left hand turning onto High Street and at the junction take the left onto Fosse Way. Take the first right hand turning onto Glebe Way, left onto Swallow Drive. Take an eventual right turning onto Curlew Close where the property can be found.

### **Tenure & Council Tax**

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

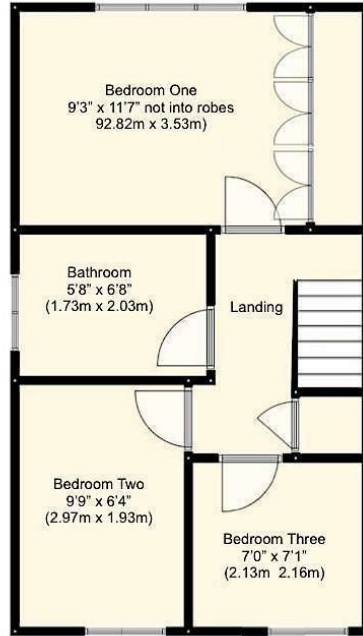
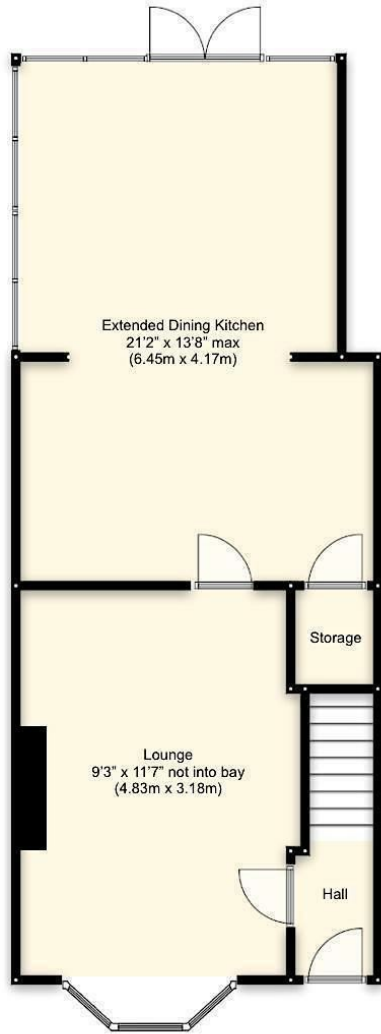
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### **Referrals**

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.

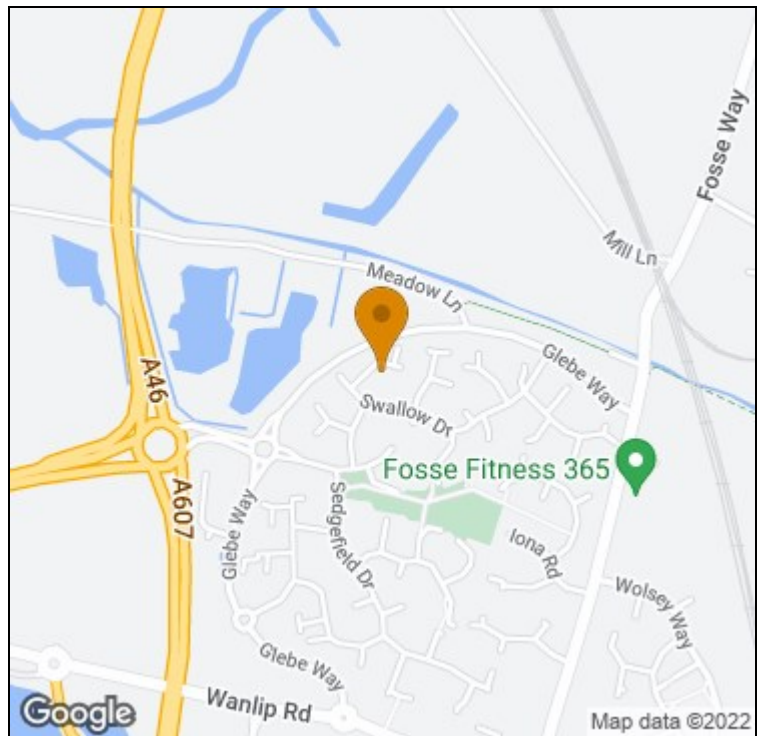
### **Free Property Valuations**

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			
		55	73
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](mailto:syston@newtonfallowell.co.uk)

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