



Clumber Close, Syston
Leicester, LE7 1LP



Clumber Close, Syston Leicester, LE7 1LP Chain Free £300,000

This two bedroom detached bungalow occupies a 'superb' location within a peaceful residential area of Syston, available with no upward chain. The well proportioned accommodation in brief comprises an entrance hall, l-shaped reception room, breakfast kitchen with pantry, two double bedrooms and a shower room. To the outside there is a low maintenance frontage, a driveway to the side leading to the garage which is situated at the rear along with a low maintenance rear garden. Just a short walk away from a local playing field, an immediate viewing is recommended.

Accommodation

A door to the side opens into the:

Entrance Porch

With a door leading to the:

Entrance Hall

Giving access to the majority of the accommodation, with carpet flooring and central heating radiator.

Lounge Diner

19'10" x 14'5" (6.06m x 4.40m)

Affording space for both comfortable sitting and formal dining, the reception room enjoys light provided by a sliding patio door to the rear garden as well as a window to the side elevation. With a feature electric fireplace, central heating radiator, carpet flooring, coving and TV point. A door leads to the:



Breakfast Kitchen

13'5" x 11'2" (4.09m x 3.42m)

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 oven, four ring gas hob, inset sink and drainer with hot and cold taps and space for appliances. There is also a useful pantry cupboard, rear elevation window, central heating radiator and a side access door.

Bedroom One

16'1" x 11'4" (4.92m x 3.46m)

A larger than normal double room offering a window to the front elevation, with carpet flooring, coving and a central heating radiator.

Bedroom Two

9'11" x 11'4" (3.04m x 3.46m)

Another double room offering a window to the front elevation, carpet flooring, coving and a central heating radiator.

Shower Room

7'8" x 8'1" (2.36m x 2.47m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator, built in cupboard, window to the side elevation and a hatch to the loft space.

Outside

Occupying a desirable cul de sac position, the plot offers a low maintenance garden with a driveway to the side providing off road parking and giving access to the garage. Gated access leads to a low maintenance rear garden offering a patio area adjacent to the accommodation ideal for outdoor entertaining. With a variety of shrubs and a variety of shrubbery.

Garage

20'6" x 8'2" (6.27m x 2.51m)

With light, power, shelving, side access door, rear elevation window and a door to the front.

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 Notes

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 firm's 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



