



## Lime Close, Syston

Leicester, Leicestershire, LE7 2AZ

£249,950



Boasting a garage in a nearby block, fall in love with this three bedroom end town house occupying a cul de sac location and 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, full length lounge diner with bay window, modern kitchen with pantry cupboard, first floor landing, bedroom one with Juliette balcony, two further bedrooms and a bathroom. The plot offers front and rear gardens. An early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor, central heating radiator and built in cupboard. A door leads to the:

#### Lounge Diner

**20'7" x 14'1" (6.29m x 4.30m)**

Enjoying a bay window to the front elevation as well as offering a window to the rear garden, the reception room offers space for both comfortable sitting and formal dining. With wood effect flooring, central heating radiators and a door leading to the:

#### Kitchen

**8'3" x 9'5" (2.52m x 2.88m)**

Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and glass splashbacks. Features include a built in 'Zanussi' oven, 'Zanussi' four ring gas hob with fitted extraction hood above, inset sink and drainer with mixer tap, space for a washing machine and a built in fridge freezer and dishwasher. With a useful built in pantry with a sensor light and shelving, rear elevation window and a rear access door.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the loft space with a ladder.

#### Bedroom One

**10'11" x 10'5" (3.35m x 3.18m)**

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

#### Bedroom Two

**9'6" x 10'5" (2.90m x 3.18m)**

Another double room offering a window to the rear elevation, carpet flooring, central heating radiator and a built in cupboard housing the central heating boiler.

#### Bedroom Three

**8'0" x 6'7" (2.46m x 2.03m)**

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

#### Bathroom

**5'8" x 6'5" (1.73m x 1.98m)**

Fitted with a three piece suite comprising a p-shaped bath with shower attachment, wash hand basin and wc, with complementary tiled walls and flooring. There is also a heated towel rail and a window to the rear elevation.

#### Outside

Occupying a cul de sac position within walking distance to Syston Town Centre, the plot offers a garden to the front with a pathway leading to the front door. Gated access leads to a landscaped lawned garden with a sunken patio area ideal for outdoor sitting and fencing and brick wall boundaries. There is outside lighting and power and also a garage set in a block.

#### Garage

**16'2" x 8'2" (4.95m x 2.50m)**

With an up and over door.

#### Tenure & Council Tax

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

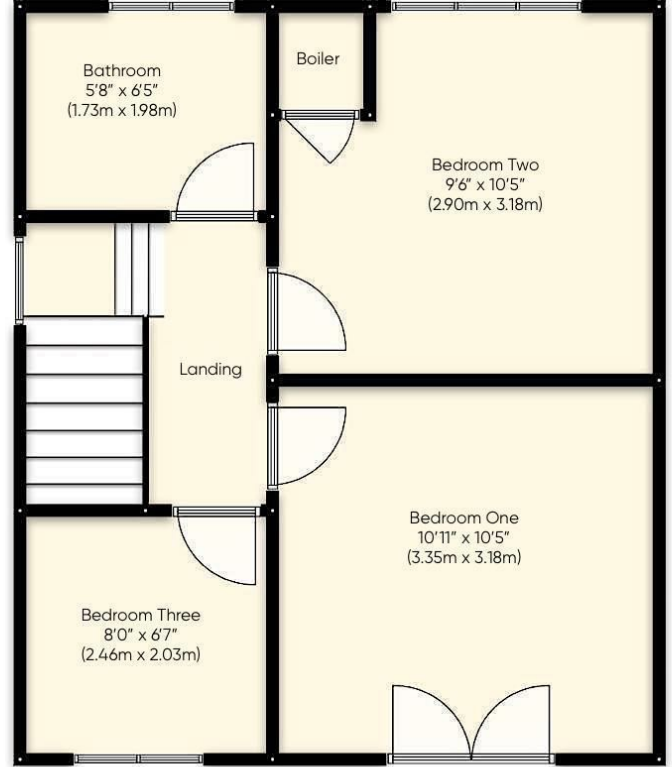
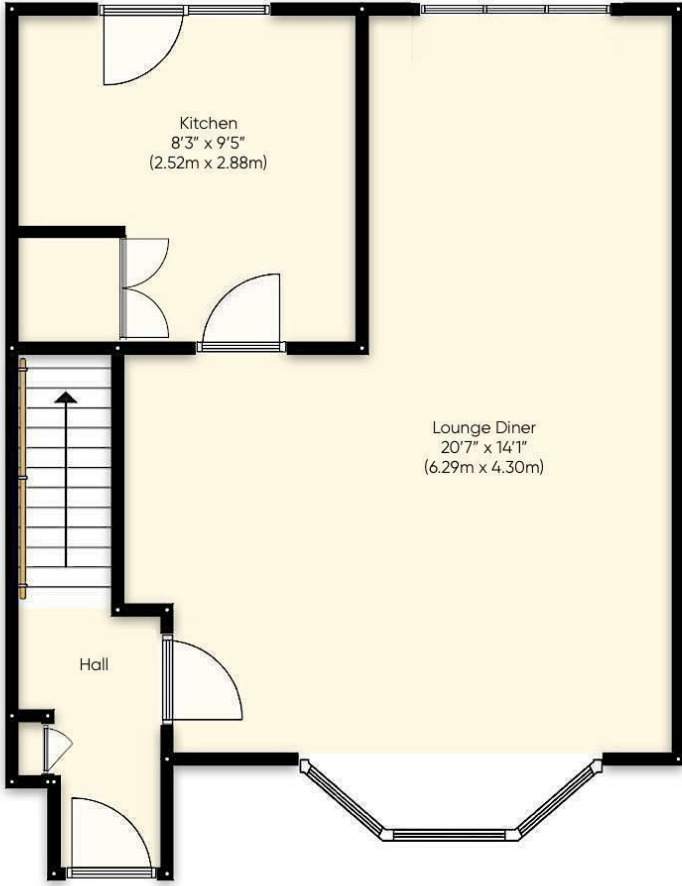
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## Referrals

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 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.

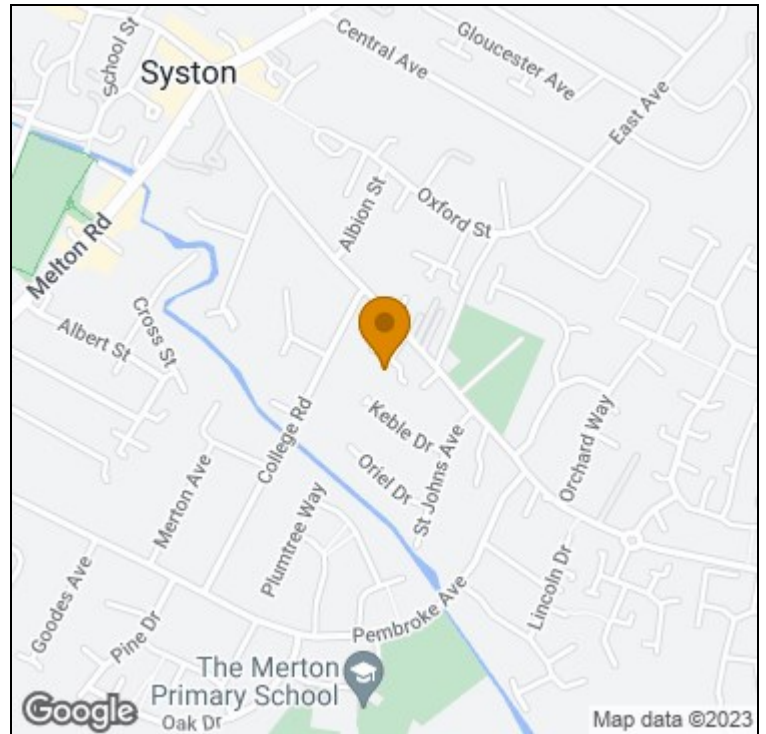
## Free Property Valuations

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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(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			86
(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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