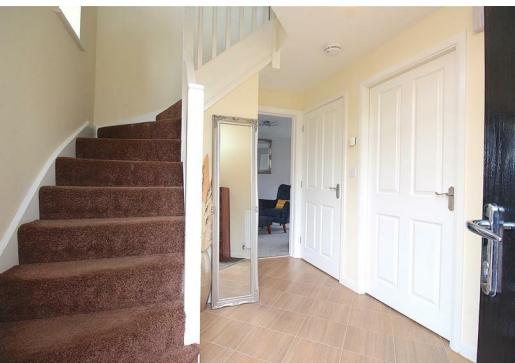




## Loddington Close, Syston

Leicester, LE7 2DH

£280,000



Found within 'The Chestnuts' development in Syston, this modern three bedroom semi detached property is perfect for growing families or first time buyers. Offering accommodation across two floors, the layout includes an entrance hall, ground floor wc, lounge and an open plan kitchen diner, with stairs rising to a larger than average landing with office area, three bedrooms and a family bathroom, the main bedroom having access to its own ensuite shower room. The plot offers a carport with electric door providing parking with a lawned garden to the rear. An immediate viewing comes highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor, central heating radiator, useful storage cupboard and doors giving access to all of the downstairs accommodation.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator.

#### Lounge

##### **18'7" x 9'9" (5.66m x 2.97m)**

The full length reception room is presented with carpet flooring and offers a window to the front elevation, central heating radiator and patio doors to the rear garden. A door leads to the:

#### Open Plan Kitchen Diner

##### **17'6" x 13'9" max (5.33m x 4.19m max)**

Affording space for a table and chairs, the open plan kitchen diner is fitted with a range of wall mounted and base units with complementary work surface over. Features include a built in 'Zanussi' oven, four ring gas hob with extraction hood above, inset sink and drainer unit with mixer tap, space for fridge freezer, concealed central heating boiler and an integrated dishwasher. With a window to the front elevation, central heating radiator and patio doors to the rear garden.

#### First Floor Landing

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

#### Bedroom One

##### **11'4" x 10'1" (3.45m x 3.07m)**

A double room offering a window to the front elevation, wood effect flooring, central heating radiator, built in wardrobes, TV point and a door leading to the:

#### En-suite Shower Room

##### **7'1" x 5'4" (2.16m x 1.63m)**

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a heated towel rail and a window to the rear elevation.

#### Bedroom Two

##### **11'2" max x 10'4" (3.40m max x 3.15m)**

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

#### Bedroom Three

##### **6'1" x 11'5" (1.85m x 3.48m)**

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

#### Family Bathroom

##### **5'6" x 8'2" (1.68m x 2.49m)**

Fitted with a modern white three piece suite comprising a panelled bath with tiled surround, low level wc and pedestal wash basin. Having a heated towel rail and an obscure glazed window to the rear elevation.

#### Outside

Occupying a corner position, the property offers a paved pathway to the front entrance door. Parking is located to the left hand side with shelter provided by the car port boasting an electric roller door to the front, with gated access to the rear garden having a patio area ideal for outdoor entertaining, lawn and fencing to boundaries.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C. 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 referred to are given as a guide only and should not be relied upon for the

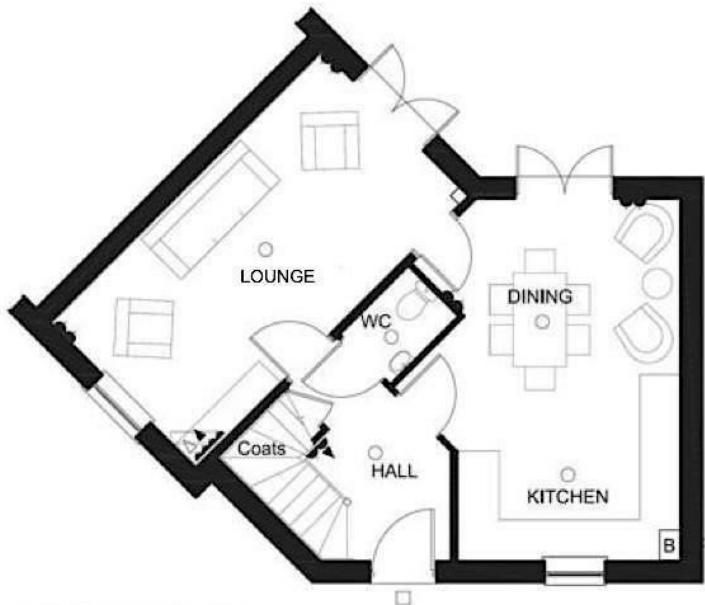
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#### Referrals

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.

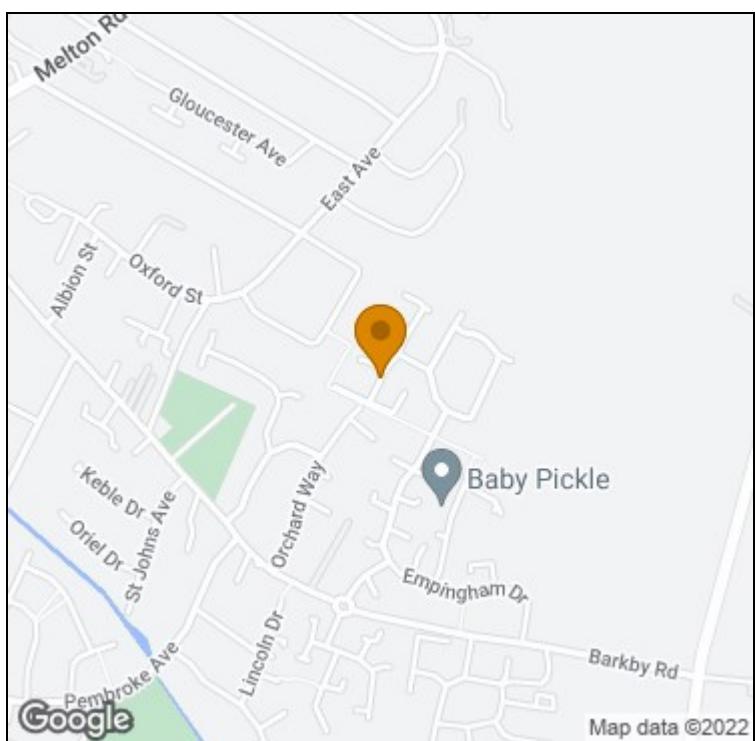
#### Free Property Valuations

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		



t: 01163440110 e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

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