



**Orchard Way, Syston**  
Leicester, Leicestershire, LE7 2AL  
**£449,950**



Boasting a full width extension to the rear, fall in love with this much improved four bedroom detached property offering an exciting and rare opportunity for those in search of a family home in Syston which enjoys a desirable position. Boasting gas central heating, the well proportioned accommodation includes an entrance porch and hall, lounge, enlarged dining kitchen with built in appliances and a sitting room with bi-folding doors. Upstairs you will find four bedrooms and a contemporary bathroom. The plot features a driveway to the front giving access to the single integral garage, with a particularly private garden at the rear. An early viewing is highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Porch

The useful entrance porch offers glazing to the side, power and a door leading to the:

#### Entrance Hall

Presented with parquet style flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and dado rails. Doors give access to the majority of the accommodation.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with tiled flooring, window to the side elevation and a central heating radiator. There is also a useful storage cupboard with shelving.

#### Lounge

**14'1" x 11'10" (4.31m x 3.63m)**

Enjoying light provided by a bay window to the front elevation, the primary reception room is presented with carpet flooring and is positioned around a feature gas fireplace. There is also coved ceilings, central heating radiators, wall lights and TV points.

#### Dining Kitchen

**17'7" x 12'4" (5.37m x 3.76m)**

A particular selling feature of the accommodation is the extended and modernised dining kitchen fitted with a contemporary range of wall mounted and base with complementary solid oak work surfaces over and soft closing drawers. Features include a built in double 'AEG' oven, 'Neff' hob with an extractor hood above, built in microwave, integrated washer dryer, dishwasher and a tall fridge and freezer. Affording plenty of space for a table and chairs, there is spotlighting, column radiator, rear elevation window, oak flooring, velux windows and a rear access door. Glazed doors open into the:

#### Enlarged Sitting Room

**17'6" x 11'8" (5.34m x 3.58m)**

Featuring triple glazed bi-folding doors to the rear garden, the larger than normal second reception room boasts replaced carpet flooring (2022) and offers a feature fireplace, central heating radiator and coved ceilings.

#### First Floor Landing

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

#### Bedroom One

**11'1" max x 12'7" (3.40m max x 3.86m)**

A double room offering built in wardrobes, two front elevation windows, carpet flooring, central heating radiator and coved ceilings.

#### Bedroom Two

**11'0" x 9'9" (3.37m x 2.99m)**

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and coved ceilings.

#### Bedroom Three

**8'2" x 11'9" (2.50m x 3.59m)**

Another practical bedroom offering two front elevation windows, central heating radiator and carpet flooring.

#### Bedroom Four

**8'1" x 8'6" (2.48m x 2.60m)**

With a window to the rear elevation, coved ceilings, central heating radiators and a central heating radiator.

#### Family Bathroom

**8'0" x 5'11" (2.46m x 1.82m)**

Fitted with a contemporary three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with spotlighting, heated towel rail and a rear elevation window.

#### Outside

Outside to the front of the property is a lawned garden with a driveway to the side providing ample off road parking. Gated access leads to the mainly laid to lawn rear garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries and a timber shed.

#### Garage

**16'0" x 8'5" (4.89m x 2.58m)**

With light, power and an up and over door.

#### Tenure & Council Tax

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

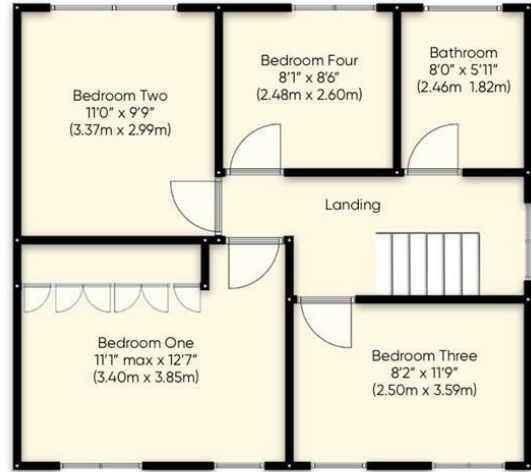
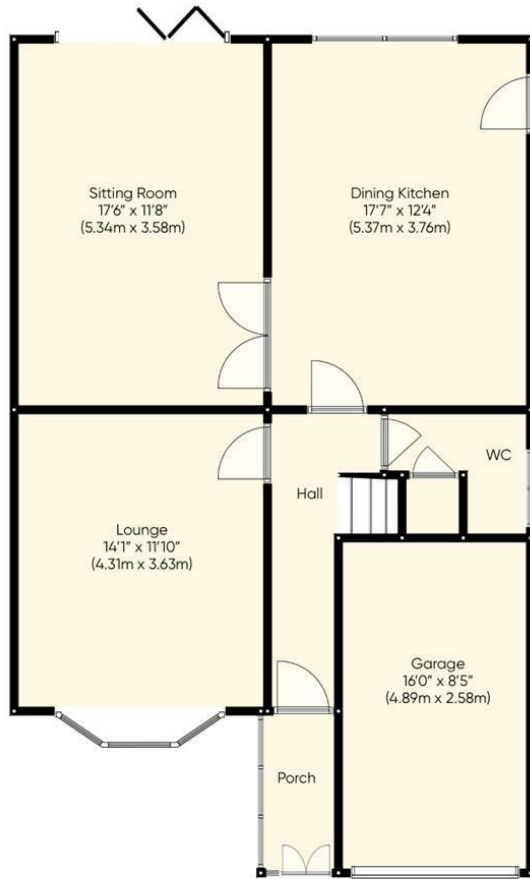
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### Referrals

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.

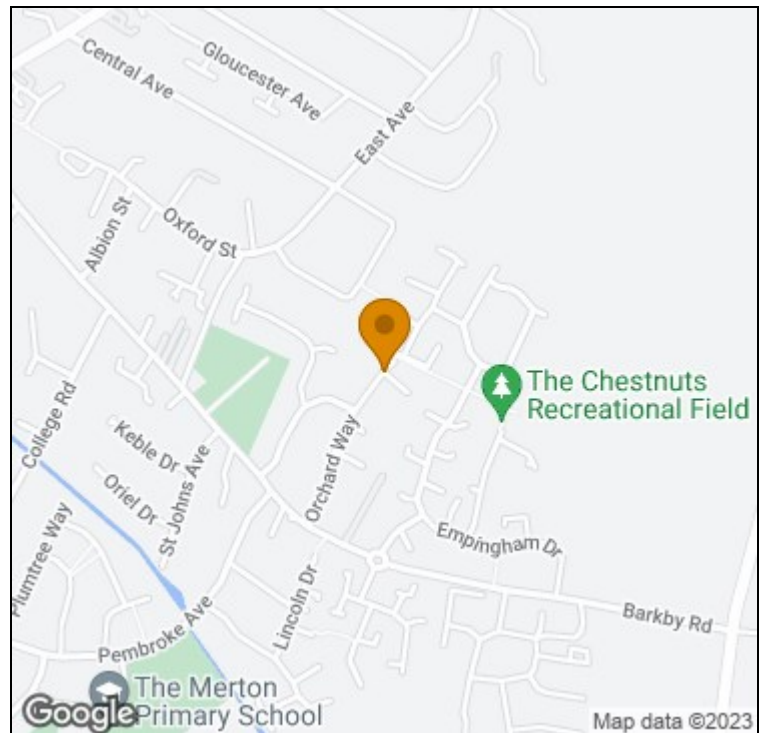
### Free Property Valuations

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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	85

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	



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