

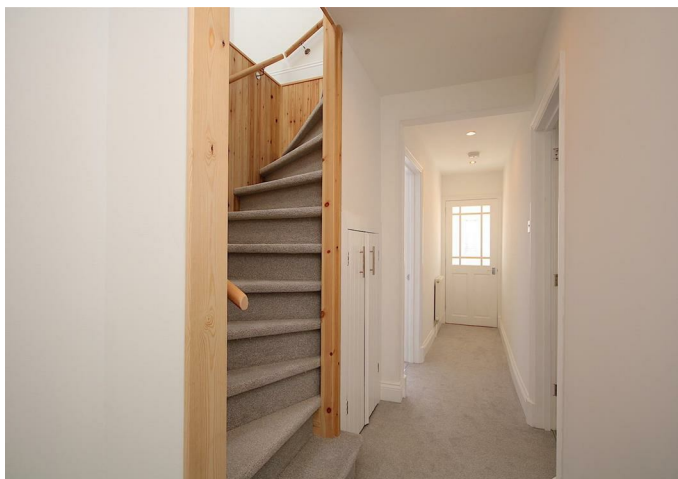


Brighton Avenue, Syston
Leicester, Leicestershire, LE7 2ED

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE7 2ED
Chain Free £350,000

Totally transformed and completely renovated, from a tired bungalow to a fabulous contemporary abode, this refurbished detached dormer bungalow is offered to the market with no upward chain. Extended across the rear, the accommodation boasts a re-wire, upgraded gas central heating system, full re-plaster, fitted smoke alarms and fire doors. The layout includes an entrance porch and hall, lounge open with a 26" kitchen diner and utility. Two double bedrooms and bathroom complete the ground floor. Upstairs you will find three further bedrooms and shower room. The plot enjoys a block paved frontage providing park with a lawned garden at the rear. Situated within close proximity to Wreake Valley school, this an ideal home for growing families and is in a 'ready to move into' condition with neutral decor throughout. An early viewing is highly recommended.



Accommodation

Front entrance door opens into the:

Entrance Porch

With glazing to the front and a door leading to the:

Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, staircase rising to the first floor and a useful storage cupboard. Doors lead to the bathroom, two bedrooms and main living space.

Lounge

14'2" into bay x 10'10" (4.32m into bay x 3.30m)

Enjoying a walk in bay window to the front elevation, the neutrally decorated living space is presented with carpet flooring and offers a central heating radiator. Open access leads through to the:

Open Plan Dining Kitchen

26'0" x 11'0" (7.92m x 3.35m)

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. Upon entry from the entrance hall, you walk into the dining area offering a window to the side elevation, central heating radiator and carpet flooring. The kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, integrated oven with four ring gas hob over and extraction hood above. Featuring a breakfast bar, there is dual aspect glazing, spotlighting and a door to the garden. Open access leads through to the:

Utility Room

5'3" x 9'4" (1.60m x 2.84m)

A practical space for further appliances, having plumbing for a washing machine, space for a tumble dryer, wall mounted gas central heating 'Ideal' boiler (under warranty) and continuation of the flooring and units from the kitchen. With a central heating radiator and rear elevation window.

Bedroom One

14'2" into bay x 10'7" (4.32m into bay x 3.23m)

A double room enjoying a walk in bay window to the front elevation with neutral decor, central heating radiator and carpet flooring.

Bedroom Two

11'10" x 9'2" max (3.61m x 2.79m max)

A second double room offering a window to the rear elevation, spotlighting, carpet flooring, feature decorative fireplace and a central heating radiator.

Family Bathroom

7'4" x 9'3" (2.24m x 2.82m)

Fitted with a contemporary three piece suite comprising a bath, wash hand basin with storage beneath and wc, all with complementary tiled surrounds. With a chrome heated towel rail, built in shelving, spotlighting, shaver point and an obscure window to the side elevation.

First Floor Landing

Giving access to three bedrooms and shower room, the landing enjoys a velux window allowing ample natural light to flood the space. Part of the landing could also be utilised as a home office.

Bedroom Three

12'10" x 16'3" (3.91m x 4.95m)

A neutrally decorated double room enjoying views of the garden through a double glazed window, with spotlighting, carpet flooring and a central heating radiator.

Bedroom Four

15'8" x 10'4" (4.78m x 3.15m)

A fourth double room offering a velux window, neutral decor, central heating radiator, carpet flooring and spotlighting.

Bedroom Five

18'7" max x 14'6" max (5.66m max x 4.42m max)

An l-shaped bedroom offering a velux window, spotlighting, central heating radiator and carpet flooring.

Shower Room

8'9" x 7'8" (2.67m x 2.34m)

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin with storage beneath and wc, all with complementary brick effect tiling. With a velux window, spotlighting, fan and chrome heated towel rail.

Outside

The plot enjoys a paved front area providing off road parking with gated access leading to the rear. Another focal point of the accommodation is the larger than average landscaped rear garden oozing a particular private feel. Firstly beginning with a patio area adjacent to the accommodation ideal for outdoor entertaining and leading to lawn area with a variety of plants and shrubbery to the borders.



To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue along. Take an eventual right hand turning onto Brighton Avenue where the property can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - 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 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 Ashley Mellors, 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

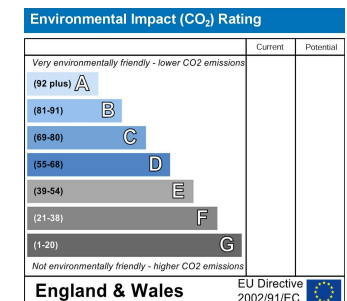
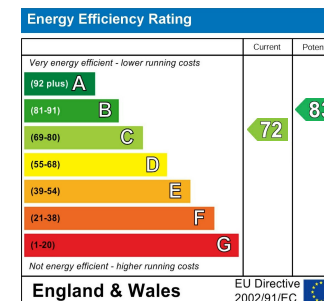
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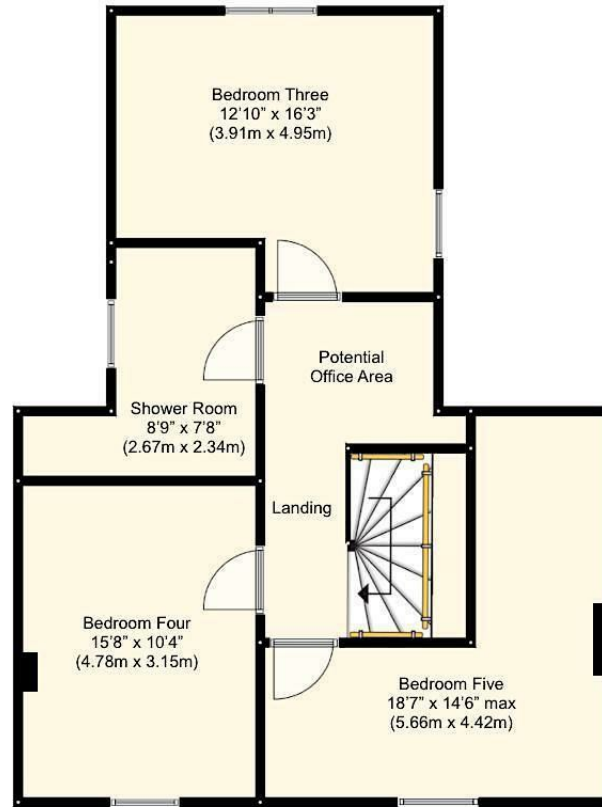
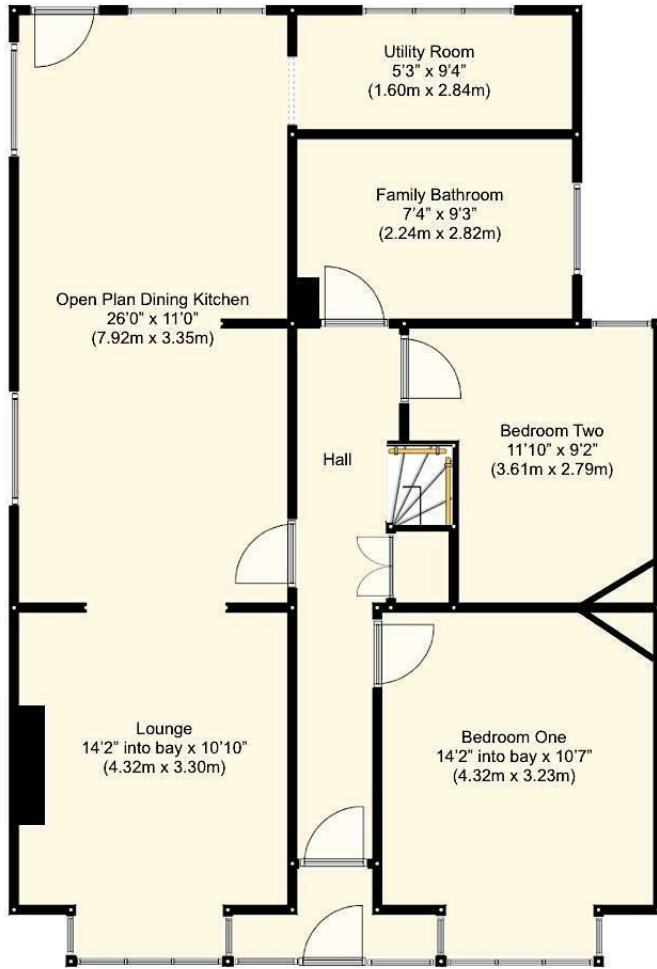
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

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