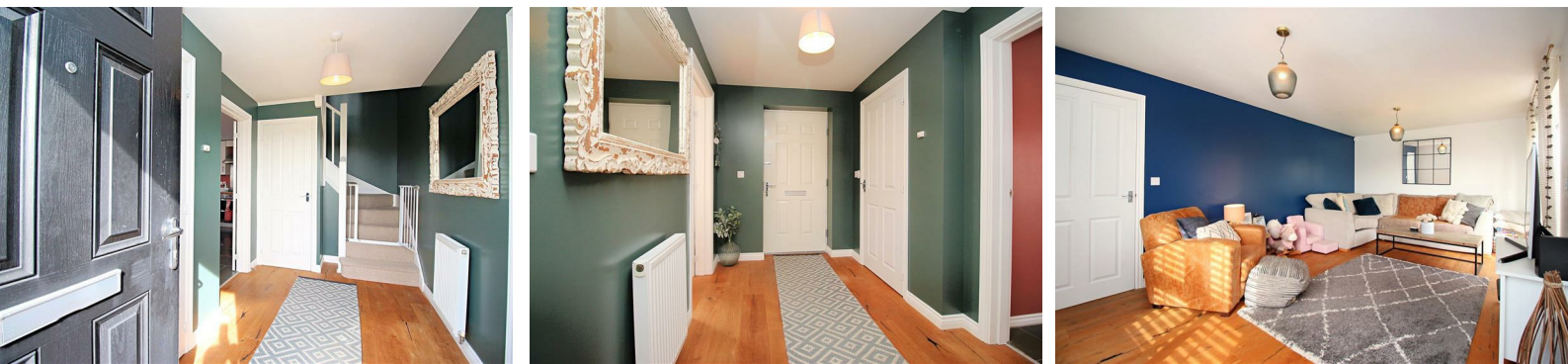




## Blackfriars Road, Syston

Leicester, Leicestershire, LE7 2DS

£400,000



Occupying a corner position with open views to the front, fall in love with this four bedroom executive detached home enjoying the use of a driveway and garage. Situated on the popular Taylor Wimpey Liberty Gardens development on the outskirts of Syston, the double glazed and gas centrally heated accommodation includes an entrance hall, wc, lounge, dining kitchen and utility room, with stairs rising to the first floor landing which gives access to four bedrooms (main bedroom with en-suite) and a family bathroom. Perfect for growing families in search of a more space, an early viewing is strongly recommend to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with wood flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, useful storage cupboard under the stairs and doors leading to the majority 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

**19'9" x 11'3" (6.02m x 3.45m)**

The light and airy reception room offers a window to the front elevation with feature shutter blinds, central heating radiator, wood flooring and patio doors opening out into the garden.

#### Kitchen Diner

**19'9" x 11'8" (6.02m x 3.56m)**

Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, splashbacks and stone flooring. Features include a built in oven with a four ring gas hob over and extractor hood above, integrated dishwasher, concealed central heating boiler, space for fridge freezer, plinth floor heater and an inset 1.5 sink and drainer unit. Enjoying dual aspect windows with fitted shutter blinds allowing natural light and affording ample space for table, there is a central heating radiator and open access through to the:

#### Utility Room

**6'7" x 4'7" (2.01m x 1.42m)**

Providing further storage and space for a washing machine, with a central heating radiator and continuation of the flooring from that of the kitchen.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, useful storage cupboard and a hatch to the loft space.

#### Bedroom One

**11'6" x 11'1" (3.51m x 3.40m)**

A double room offering views of the rear garden through a double glazed window, with carpet flooring, central heating radiator and a TV point.

#### En-suite Shower Room

Fitted with a three piece suite comprising a shower cubicle, pedestal wash hand basin and wc, with partly tiled walls, heated towel rail and extraction fan.

#### Bedroom Two

**11'10" x 9'3" (3.63m x 2.82m)**

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

#### Bedroom Three

**10'0" x 9'8" (3.05m x 2.95m)**

Another double bedroom offering dual aspect glazing, carpet flooring and a central heating radiator.

#### Bedroom Four

**10'2" x 8'3" (3.10m x 2.53m)**

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

#### Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiling. Having an obscure front elevation window and chrome heated towel rail.

#### Outside

Located on the popular Liberty Gardens development in Syston, the plot enjoys a corner position with a front and side gardens and a pathway to the front door. Gated access leads to a mainly laid to lawn garden enclosed by a majority brick wall boundary and featuring a patio area ideal for outdoor entertaining. Further gated access then leads to the driveway providing off road parking and giving access to the single garage with an up and over door, light and power.

Please note the sellers have advised us that they paid approximately £180.00 for the last year for the maintenance of the communal grounds including the play area. It's an annual payment made every January. However it's imperative that you ask your conveyancer to check this details.

#### Tenure & Council Tax

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

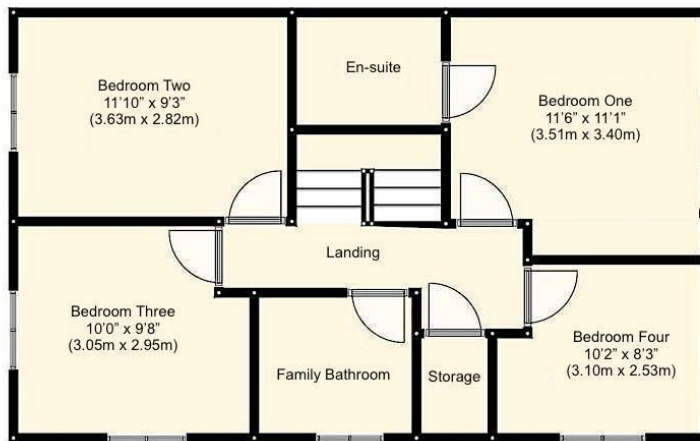
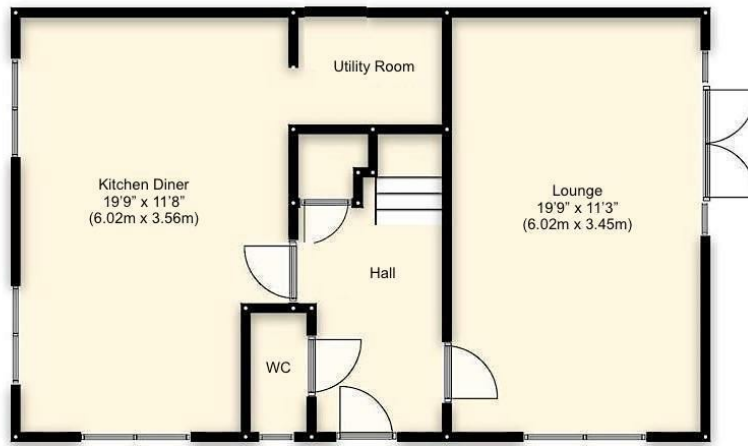
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## Referrals

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.

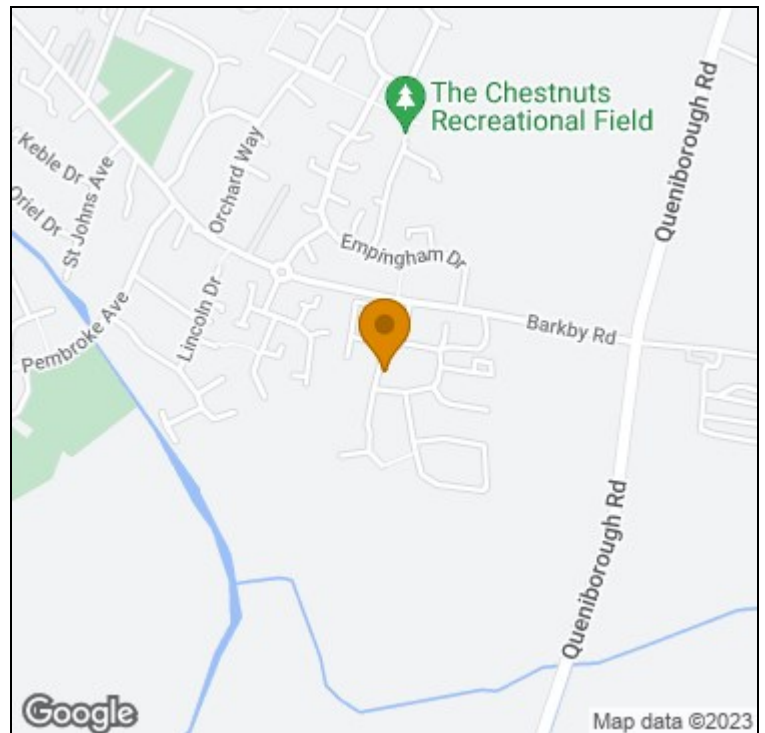
## Free Property Valuations

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			93
(81-91) B		83	
(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	



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