



## Sedgefield Drive, Syston

Leicester, Leicestershire, LE7 1YU

£284,950



Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with three bedroom semi detached home ideal for growing families or those in search of their first home. Boasting gas central heating boiler, the accommodation includes an entrance porch and hall, lounge with bay, formal dining room, conservatory and kitchen, with stairs rising to the landing which gives access to three bedrooms and a contemporary bathroom. The plot offers a driveway to the front leading to a detached garage, with front and rear gardens. An early viewing is highly recommended to truly appreciate the size and condition of the accommodation on offer.

#### Accommodation

Front entrance door opens into the:

#### Entrance Porch

With built in drawers, carpet flooring and a door leading to the:

#### Entrance Hall

With a staircase rising to the first floor and a door leading to the:

#### Lounge

**12'11" x 11'5" (3.96m x 3.48m)**

Featuring a bay window to the front elevation allowing ample natural light to flood the room, the primary reception room is positioned around a feature gas fireplace. Offering coved ceilings, central heating radiator and glazed doors leads to the:

#### Dining Room

**10'9" x 7'10" (3.28m x 2.39m)**

Perfect for formal dining, the second reception room offers a useful built in cupboard, carpet flooring, central heating radiator and coved ceilings. A door leads to the kitchen and double doors open into the:

#### Conservatory

**9'0" approx x 7'11" (2.76m approx x 2.42m)**

The conservatory is a fantastic addition to the accommodation providing additional downstairs living space. With carpet flooring, dual aspect glazing and doors opening out into the garden.

#### Kitchen

**10'8" x 6'4" (3.26m x 1.95m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, 'Hotpoint' oven, four ring hob with extractor hood above and concealed central heating boiler. With a window to the side elevation and a rear access door.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the boarded loft space and a useful built in cupboard.

#### Bedroom One

**8'8" max x 14'8" (2.66m max x 4.49m)**

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

#### Bedroom Two

**7'5" x 8'7" (2.28m x 2.62m)**

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

#### Bedroom Three

**7'6" x 5'10" (2.30m x 1.80m)**

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

#### Bathroom

**7'3" x 5'6" (2.21m x 1.69m)**

Fitted with a contemporary three piece suite comprising a bat with shower over and screen, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a heated towel rail, spotlighting and a window to the side elevation.

#### Outside

Situated on the popular 'Hobby Horse' development, the plot, firstly offers a driveway providing off road parking. Gated access leads to a single garage with a lawned garden to the side featuring a patio area providing an ideal outdoor entertaining space. There is also fencing to boundaries.

#### Garage

**16'11" x 8'2" (5.16m x 2.50m)**

With an up and over door to the front, door to the side and a rear elevation window.

#### 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

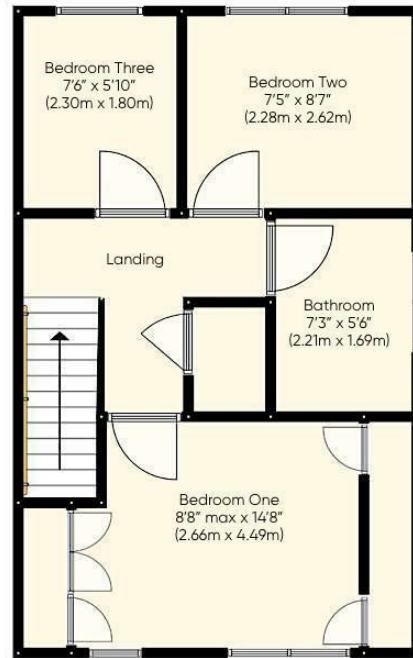
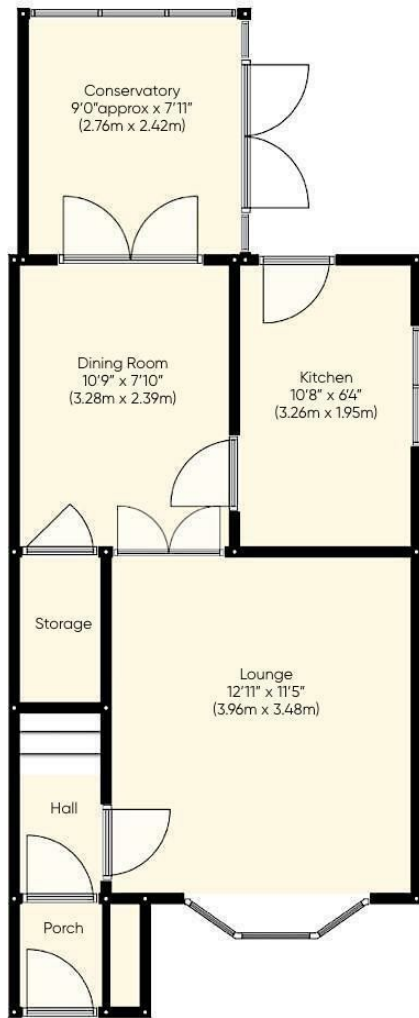
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## Referrals

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.

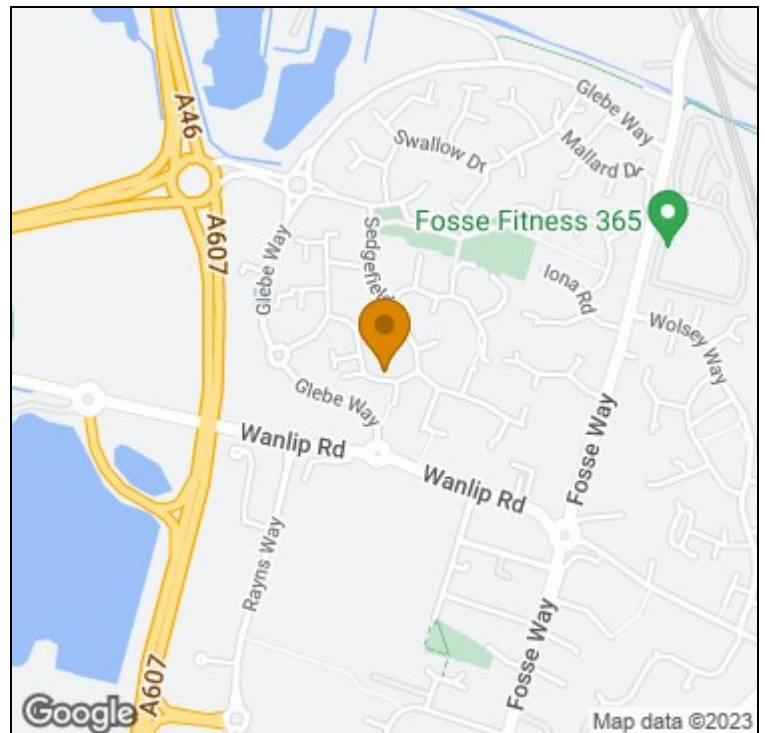
## Free Property Valuations

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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