



Oliver Close, Syston
Leicester, Leicestershire, LE7 2NR



Oliver Close, Syston

Leicester, Leicestershire, LE7 2NR

Chain Free £325,000

No Chain! Set within an exclusive gated development in Syston, this four bedroom mid town house provides a perfect opportunity for families in search of more space. The layout is arranged over three floors, including an entrance hall, guest wc, full width modernised kitchen diner and a partially converted garage with one half being used as a home gym and the other providing useful storage. On the first floor is an I-shaped reception room and double bedroom with en-suite, with three further bedrooms and family bathroom found on the second floor, the main bedroom having its own ensuite shower room. Occupying a plot which includes a driveway providing off street parking as well as an additional parking space, with a low maintenance garden to the rear. Situated within walking distance to local schooling and amenities, an internal inspection is essential to fully appreciate the accommodation on offer.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-101) A | | | (82 plus) A | | |
| (81-91) B | | | (91-91) B | | |
| (69-80) C | | | (80-90) C | | |
| (55-68) D | | | (69-80) D | | |
| (39-54) E | | | (55-68) E | | |
| (29-38) F | | | (39-54) F | | |
| (13-28) G | | | (29-38) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 78 | England & Wales | EU Directive 2002/91/EC | 89 |



Accommodation

Front entrance door opens into the:

Entrance Hall

Offering a staircase rising to the first floor, central heating radiator and doors to all of the ground floor accommodation.

Ground Floor WC

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

Kitchen Diner

13'5" x 17'0" (4.11m x 5.20m)

A particular selling feature of the accommodation and the heart of the home is the full width kitchen diner fitted with a contemporary range of wall mounted and base units with solid wood work surfaces over. Features include an inset sink and drainer, built in 'Smeg' oven, four ring 'Smeg' gas hob with glass splashback and extraction hood above, concealed space for a washing machine, space for fridge freezer and a wall mounted central heating boiler. With two central heating radiators, oak flooring, rear elevation window, built in cupboard and doors which open outwards into the rear garden.

Gym

9'4" x 6'10" (2.87m x 2.10m)

Currently being utilised as a home gym, there is a light and a door leading to the:

Garage/Storage Room

7'2" x 9'1" (2.20m x 2.79m)

Providing useful storage with a door to the front.

First Floor Landing

Giving access to the main living space and bedroom, with a further staircase rising to the first floor, carpet flooring and a central heating radiator.

Lounge

20'3" x 17'4" (6.18m x 5.29m)

Affording plenty of space for comfortable sitting, the l-shaped reception room offers two central heating radiators, carpet flooring, Juliette balcony to the front and a window overlooking the private development.

Bedroom Four

10'7" x 17'3" max (3.24m x 5.28m max)

Cleverly created by the current owners, bedroom four is a double and offers a Juliette balcony to the rear, central heating radiator, carpet flooring and a door leading to the:

En-suite Shower Room

3'11" x 6'8" (1.20m x 2.05m)

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.

Second Floor Landing

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

Bedroom One

17'8" x 8'7" not into robes (5.41m x 2.62m not into robes)

A double room offering a window to the front elevation, with carpet flooring, central heating radiator, Fujitsu air conditioner unit and built in wardrobes. A door leads to the:

En-suite Shower Room

3'10" x 7'9" (1.19m x 2.38m)

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with complementary tiled surrounds. With a shaver point, central heating radiators and spotlights.

Bedroom Two

11'10" x 8'5" not into robes (3.62m x 2.59m not into robes)

A second double room featuring built in wardrobes, with carpet flooring, Fujitsu air conditioner unit and a central heating radiator.

Bedroom Three

10'1" x 6'7" (3.08m x 2.03m)

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

Family Bathroom

7'5" x 6'7" (2.28m x 2.02m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator, rear elevation window and spotlights.



Outside

Found within an exclusive gated development in Syston, the plot offers a driveway to the front providing off road parking. A pathway leads to the front door. To the rear is a enclosed low maintenance garden being mainly paved, perfect for outdoor entertaining. With fencing to boundaries, pergolas providing an ideal sitting area, outside lighting and tap. There is also gated access to the back.

Please note: There is a maintenance charge for the development of approximately £39.00 per month.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

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

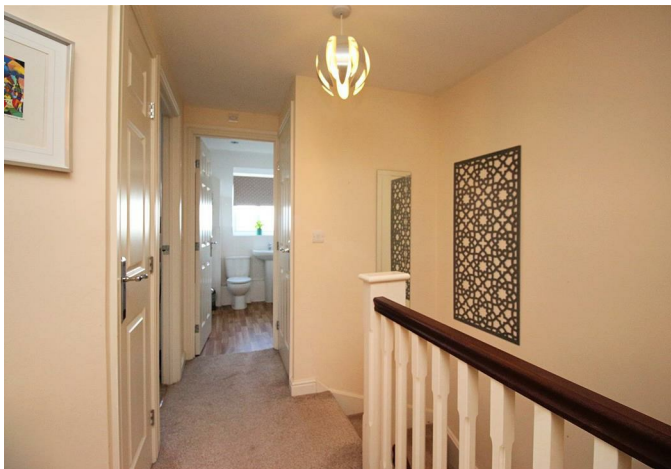
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals

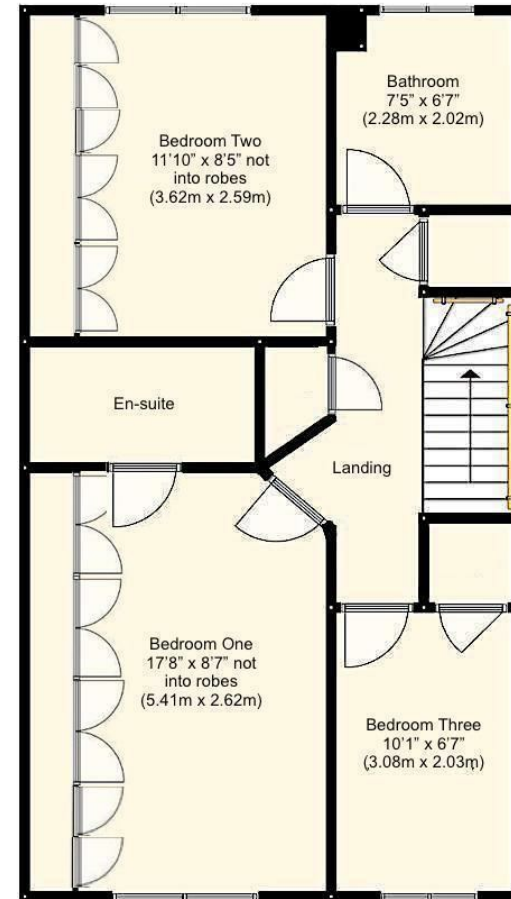
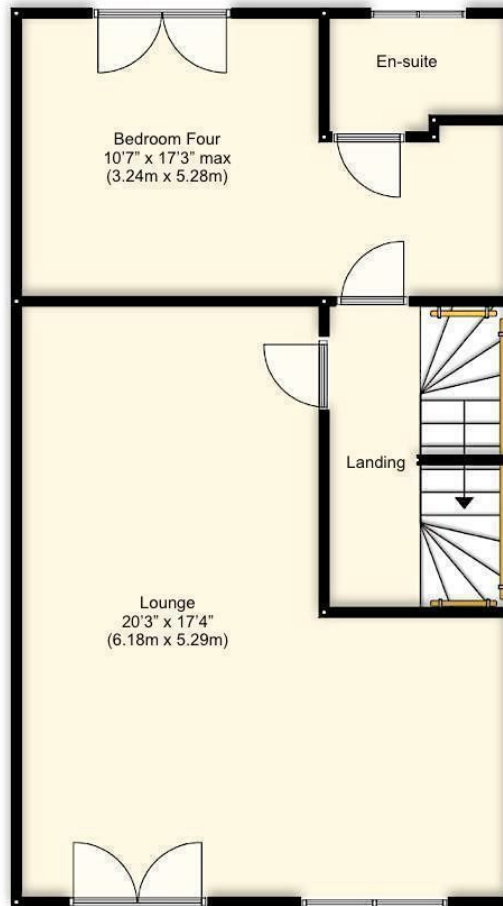
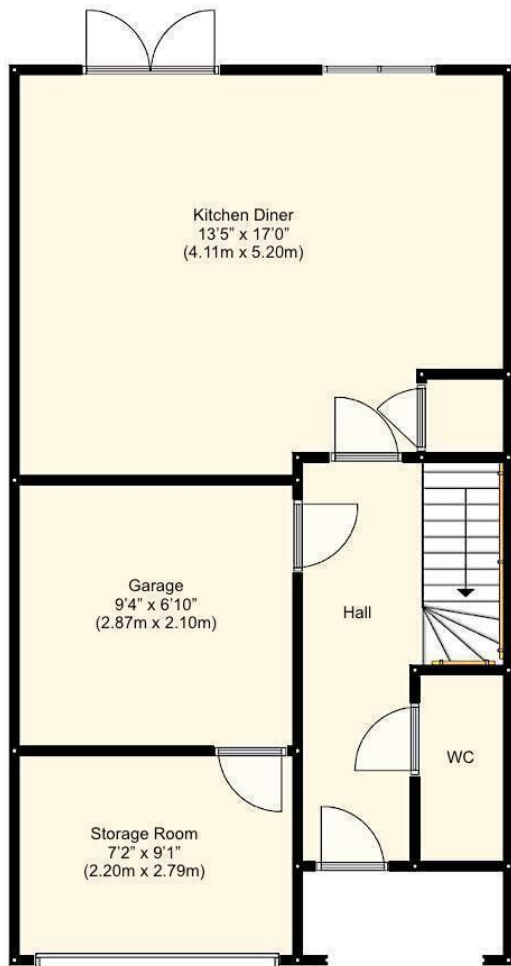
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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







 **NEWTON
FALLOWELL**

t: 01163440110
e: syston@newtonfallowell.co.uk
www.newtonfallowell.co.uk



