



**Tentercroft Avenue, Syston**  
Leicester, Leicestershire, LE7 2EZ



# Tentercroft Avenue, Syston Leicester, Leicestershire, LE7 2EZ £250,000

Extended across the rear, fall in love with enlarged two bedroom semi detached bungalow ideal for those looking to downsize from a larger home and must be viewed in person to fully appreciate the size of the accommodation on offer. Benefiting from gas central heating, the layout includes an entrance hall, lounge diner, kitchen, two double bedrooms and a bathroom. The plot offers a low maintenance front with a mainly laid to lawn garden at the rear. Having been occupied by the same owners since the 1970's. an early viewing is strongly recommended to avoid disappointment.



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



### Accommodation

A door to the side opens into the:

### Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator and doors leading to some of the accommodation.

### Extended Lounge Diner

**23'1" x 11'4" max (7.04m x 3.47m max)**

The enlarged reception room affords plenty of space for both formal dining and comfortable sitting, with carpet flooring, central heating radiators, coving and a sliding patio door leading to the conservatory.

### Conservatory

**7'10" x 13'11" (2.40m x 4.26m)**

Providing additional living space with dual aspect glazing, carpet flooring, central heating radiator and doors leading to the rear garden. A door leads to an inner hallway/

### Inner Hall

Giving access to some of the accommodation, with carpet flooring and a central heating radiator.

### Kitchen

**9'9" x 12'0" (2.99m x 3.66m)**

Fitted with a range of units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, wall mounted Glow-worm central heating boiler and space for appliances. With a window to the side elevation.

### Bedroom One

**11'7" x 12'11" max (3.55m x 3.95m max)**

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

### Bedroom Two

**11'7" x 10'4" (3.54m x 3.15m)**

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

### Bathroom

**8'10" x 8'9" (2.70m x 2.67m)**

Fitted with a modern three piece suite comprising a bath with shower attachment and screen, pedestal wash hand basin and wc, with partly tiled surrounds. There is also part panelled walls, central heating radiator, spotlighting and a window to the rear elevation.

### Outside

A particular selling feature of the accommodation is the larger than normal mainly laid lawn garden offering a patio area adjacent to the accommodation ideal for outdoor entertaining. With planted borders and fencing to boundaries. Gated access leads to the front.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood 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, 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 firms 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.

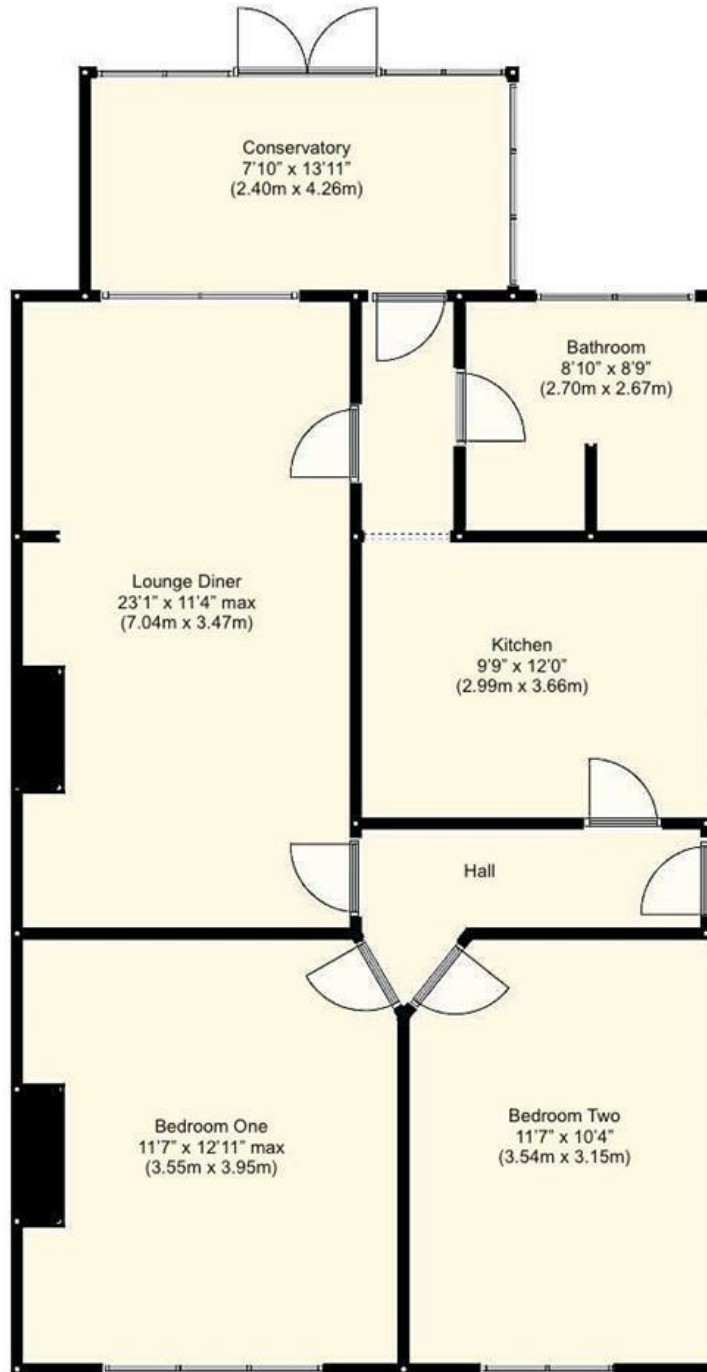
### Referrals

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.

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