



## Vicarage Close, Syston

Leicester, Leicestershire, LE7 1HE

Chain Free £275,000



Available with no upward chain, fall in love with this contemporary three bedroom end town house occupying a town centre location within walking distance to an array of shops as well as local schooling. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, ground floor WC, kitchen diner and full width lounge, with the first floor offering three bedrooms and a bathroom. The plot offers two parking spaces to the front, with gated access to the side leading to a particularly private rear garden not overlooked from beyond. An immediate viewing comes highly recommended.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Offering the perfect space for your coats and shoes, the entrance hall offers a central heating radiator, consumer unit and doors to the kitchen diner and wc.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath.

#### Kitchen Diner

**14'10" x 11'9" (4.54m x 3.59m)**

Affording plenty of space for a table and chairs, the kitchen is fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include a built in 'Smeg' oven, 'Bosch' hob with hood above, inset 1.5 sink and drainer with mixer tap, concealed central heating boiler and space for washing machine and fridge freezer. With a window to the front elevation, useful storage cupboard, central heating radiator and spotlighting. A door leads to the:

#### Lounge

**11'9" x 15'7" (3.59m x 4.77m)**

With a window to the rear elevation, central heating radiator, staircase rising to the first floor and patio doors opening out into the rear garden.

#### First Floor Landing

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

#### Bedroom One

**14'9" x 8'9" (4.52m x 2.69m)**

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

#### Bedroom Two

**11'8" x 8'10" (3.58m x 2.71m)**

Another double room offering a window to the rear elevation, with carpet flooring, neutral decor and a central heating radiator.

#### Bedroom Three

**9'8" x 6'3" (2.96m x 1.91m)**

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

#### Bathroom

**8'3" x 6'2" (2.52m x 1.90m)**

Fitted with a three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and wc, with a window to the rear elevation, heated towel rail, shaver point and spotlighting.

#### Outside

Situated within walking distance to Syston Town Centre, the plot offers parking for two cars with gated access to the side leading to a particularly private rear garden not overlooked from beyond, with fencing to boundaries, patio area with a lawn beyond.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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

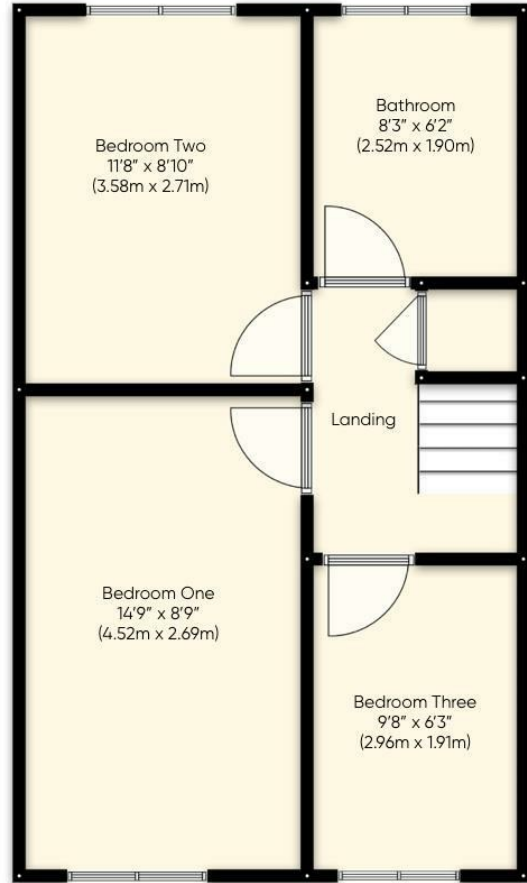
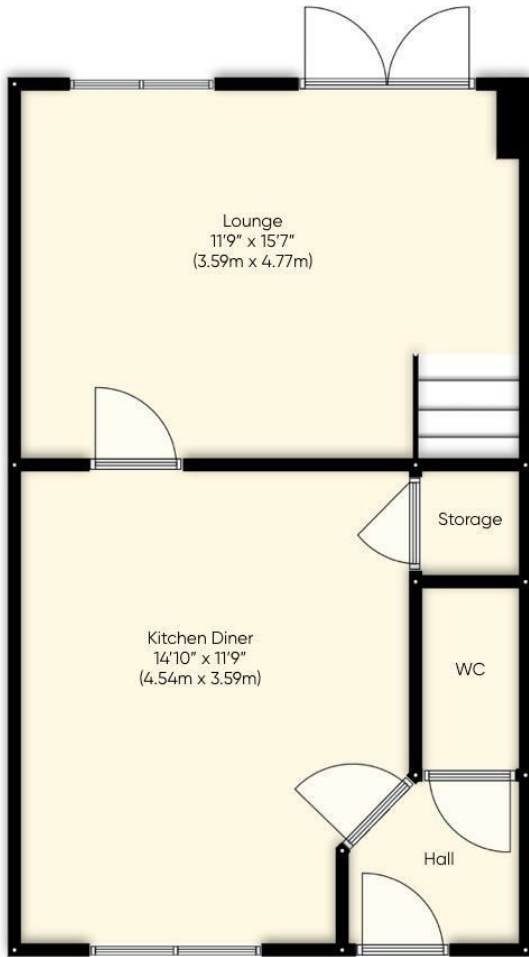
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## Referrals

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
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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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