



Central Avenue, Syston
Leicester, Leicestershire, LE7 2EG



**Central Avenue, Syston
Leicester, Leicestershire, LE7 2EG
Chain Free £299,950**

Enjoying a larger than average south facing garden to the rear, walk in and be surprised by this four bedroom detached house situated in an established Syston location within walking distance to the many amenities available in the Town centre and would make for a fantastic family home. The enviable plot also boasts a driveway providing off street parking, with the accommodation itself offering an entrance hall, downstairs wc, storage room and an open plan living kitchen diner, with the first floor offering three bedrooms and a family bathroom. Stairs rise to the main bedroom featuring an en-suite shower room and walk in storage/wardrobe. Available with no upward chain, an immediate viewing comes highly recommended.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A	85	Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B	76	81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, two central heating radiator and doors to the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with tiled flooring, central heating radiator and a window to the front elevation.

Open Plan Living Kitchen Diner

26'2" max x 16'11" max (7.99m max x 5.18m max)

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting area and space for formal dining. This area of the home is perfect for families and those occasions when entertaining. The kitchen area is fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Hotpoint' oven, 'Stoves' gas hob with extractor hood above, inset sink and drainer, integrated fridge freezer, built in dishwasher (not currently working), space for washing machine and a wall mounted central heating boiler. With dual aspect glazing, useful storage cupboard under the stairs, central heating radiators, wood effect flooring, spotlighting, side access door and french doors opening out into the rear garden.

Storage Room

8'10" x 8'2" (2.71m x 2.49m)

Providing useful storage, with light, power and wood effect flooring.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a further staircase rising to the main bedroom.

Bedroom Two

14'2" x 8'8" (4.33m x 2.66m)

A double room offering a window to the front elevation, with wood effect flooring, central heating radiator and coving.

Bedroom Three

15'7" x 8'9" (4.77m x 2.68m)

Another double room offering a window to the rear elevation, coving, wood effect flooring and a central heating radiator.

Bedroom Four

10'6" x 7'9" (3.22m x 2.38m)

With a window to the rear elevation, wood effect flooring, central heating radiator and coving.

Family Bathroom

6'4" x 7'9" (1.94m x 2.38m)

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

Second Floor Landing

With carpet flooring, velux window and a door leading to the:

Bedroom One

12'9" x 17'0" (3.89m x 5.20m)

A double room offering a window to the rear with made to measure shutter blinds, wood effect flooring, central heating radiator and useful storage in the eaves. Doors lead to the en-suite and walk in wardrobe area.

En-suite Shower Room

8'4" x 4'11" (2.56m x 1.50m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a heated towel rail and a velux window.

Walk in Storage/Wardrobe

5'6" x 8'11" (1.69m x 2.72m)

Providing useful storage or an ideal walk in wardrobe, with storage in the eaves, carpet flooring and a light.



Outside

The plot offers a driveway to the front providing off road parking giving access to an integral storage room. Gated access to the side leads to a mainly laid to lawn south facing rear garden with fencing to boundaries and a patio area adjacent to the accommodation ideal for outdoor entertaining.

Tenure & Council Tax

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

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 (width x length), floorplans 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 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.

Referrals

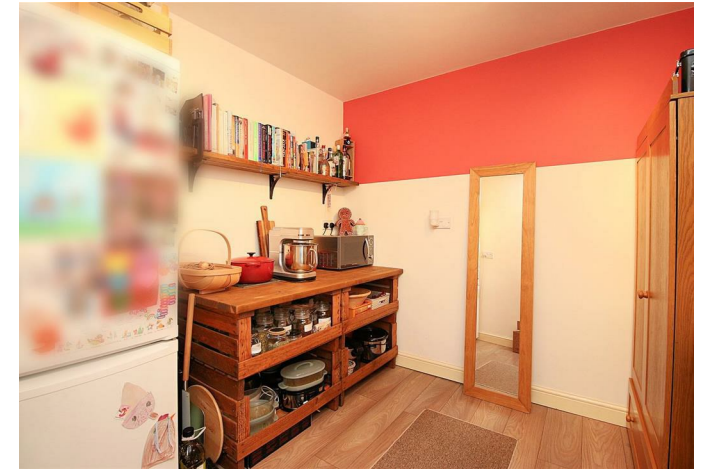
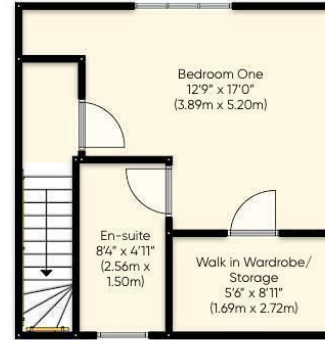
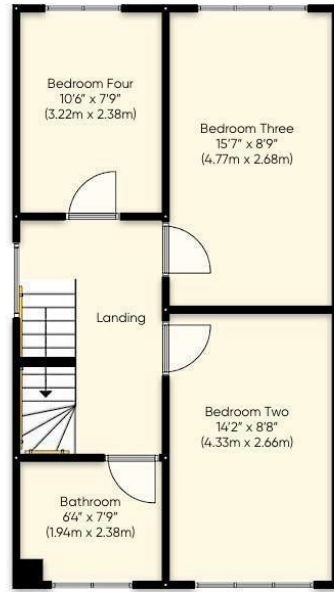
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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







 **NEWTON
FALLOWELL**

t: 01163440110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk



