



**Beeby Close, Syston**  
Leicester, Leicestershire, LE7 2BU



# Beeby Close, Syston

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### Asking Price £399,950

Occupying a corner position within a sought after location, fall in love with this four bedroom detached property offering an exciting and rare opportunity for those in search of a family home in Syston which enjoys a wealth of outside space. Benefiting from gas central heating and a replaced flat roof (2021), the accommodation includes a porch, entrance hall, living room, dining room, breakfast kitchen, utility room, wc, first floor landing, four bedrooms and a bathroom, all found within the aforementioned plot which provides scope for extension (subject to necessary planning consent) as well as a driveway and integral garage. An early viewing is highly 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	
82-91% <b>A</b>		81-91% <b>A</b>	
69-81% <b>B</b>		69-81% <b>B</b>	
55-68% <b>C</b>		55-68% <b>C</b>	
39-54% <b>D</b>		39-54% <b>D</b>	
29-38% <b>E</b>		29-38% <b>E</b>	
13-28% <b>F</b>		13-28% <b>F</b>	
1-12% <b>G</b>		1-12% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Presented with carpet flooring, the entrance porch offers the perfect space for coats and shoes, with a window to the side elevation. A door leads to the:

#### Entrance Hall

With a staircase rising to the first floor, carpet flooring and doors to the majority of the downstairs accommodation.

#### Living Room

23'2" x 10'0" (7.06m x 3.05m)

The full length reception room offers a bay window to the front elevation as well as sliding patio doors to the rear garden. With a feature gas fireplace, carpet flooring, two central heating radiators, ceiling coving and a TV point.

#### Dining Room

12'8" x 7'5" (3.86m x 2.26m)

Perfect for formal dining, the second reception room offers a bay window to the front elevation, carpet flooring, central heating radiator and ceiling coving.

#### Breakfast Kitchen

10'7" x 12'3" (3.23m x 3.73m)

Enjoying the use of a breakfast bar, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset sink and drainer with mixer tap, built in 'Zanussi' oven, four ring 'Bosch' gas hob with extractor hood above, wine rack and space for an under counter fridge. With a window to the rear elevation, central heating radiator and a door leading to the:

#### Utility Room

11'1" x 9'4" (3.38m x 2.84m)

Fitted with a range of eye level and base units with space for appliances, inset sink and drainer with mixer tap, coving and a rear access door. A door leads to the:

#### Ground Floor WC

Fitted with a contemporary two piece suite comprising a wc and wash hand basin, with a window to the side elevation.

#### Garage

19'2" x 10'0" (5.84m x 3.05m)

With light, power, up and over door to the front and built in shelving.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, built in cupboard, side elevation window and a hatch to the loft space.

#### Bedroom One

11'1" x 11'10" (3.38m x 3.61m)

A double room offering a window to the rear elevation, with carpet flooring, central heating radiator and ceiling coving.

#### Bedroom Two

10'9" x 10'7" (3.28m x 3.23m)

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

#### Bedroom Three

11'10" x 7'3" (3.61m x 2.21m)

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

#### Bedroom Four

6'3" x 8'5" (1.91m x 2.57m)

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

#### Family Bathroom

6'3" x 6'3" (1.91m x 1.91m)

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and wc, with wood flooring and tiled splashbacks. There is also a window to the front elevation and a central heating radiator.



## Outside

A particular feature to the property is the corner plot which enjoys lawned gardens on three sides and offers scope for extension subject to the necessary planning consent. Firstly you are greeted by a gravelled driveway which provides access to the integral garage with gated access to the left hand side of the property leading to the mainly laid to lawn garden with a variety of plants and shrubbery and fencing to boundaries. There is also a garden shed.

## 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.

## 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

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If you have a house to sell then we would love to provide you with a free no obligation valuation.







