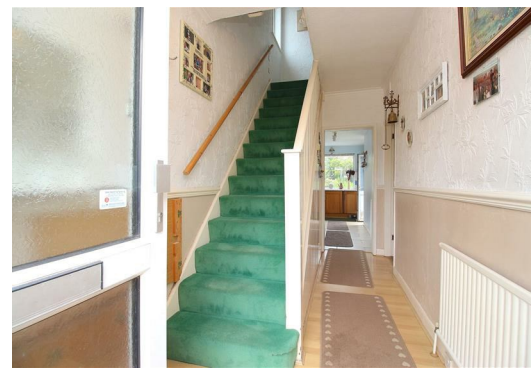




Millstone Lane, Syston
Leicester, Leicestershire, LE7 2EW
Chain Free £275,000



NO UPWARD CHAIN! Boasting a garage to the rear, fall in love with this three bedroom semi detached home situated on the fringes of Syston within close proximity to Wreake Valley school, perfect for growing families. The gas centrally heated and double glazed layout includes an entrance hall, lounge diner and extended kitchen, with the first floor offering three bedrooms and a bathroom. The plot offers a driveway to the front with a private garden to the rear. An early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door with side glazing opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, dado rail and a useful storage cupboard with shelving and light. Doors give access to all of the downstairs accommodation.

Lounge Diner

22'3" not into bay x 10'10" max (6.78m not into bay x 3.30m max)

Affording space for both comfortable sitting and formal dining, the reception room is presented with wood effect flooring and offers patio doors to the garden. With two central heating radiators, coving, fireplace and window to the front elevation.

Extended Kitchen

15'6" x 7'3" (4.72m x 2.21m)

Enlarged by an extension to the rear, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 1.5 sink and drainer with mixer tap, space for cooker, wall mounted Worcester Bosch Boiler and space for appliances. With dual aspect glazing, tiled flooring, central heating radiator and a rear access door leading to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, hatch to the loft space with pull down ladder.

Bedroom One

12'3" into bay x 10'5" (3.73m into bay x 3.18m)

Enjoying the use of built in wardrobes, bedroom one is a double room and offers carpet flooring and a central heating radiator.

Bedroom Two

11'10" x 8'7" not into robes (3.61m x 2.62m not into robes)

Enjoying views of the rear garden, bedroom two is another double and features built in wardrobes, wood effect flooring, central heating radiator and wash hand basin with storage beneath.

Bedroom Three

6'6" x 5'9" (1.98m x 1.75m)

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

Bathroom

6'1" x 5'9" (1.85m x 1.75m)

Fitted with a three piece suite comprising a bath with shower and screen, pedestal wash hand basin and wc, with tiled surrounds. With a heated towel rail and a window to the rear elevation.

Outside

Situated on the outskirts of Syston, the plot offers a driveway to the front providing off road parking and leading alongside to the rear where a garage can be found. Gated access leads to a mainly laid to lawn garden offering a variety of plants and shrubbery, summerhouse, patio area adjacent to the accommodation and a greenhouse.

Tenure & Council Tax

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

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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

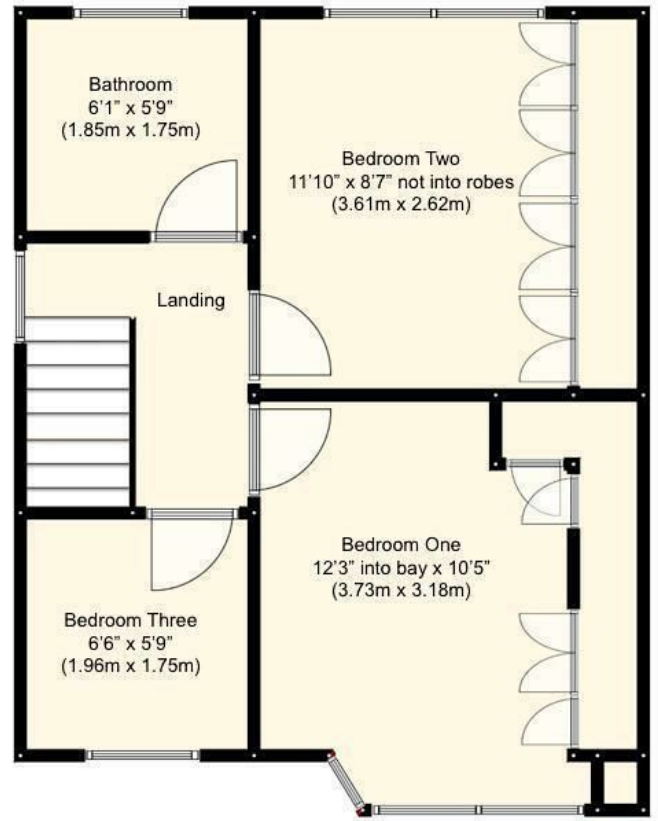
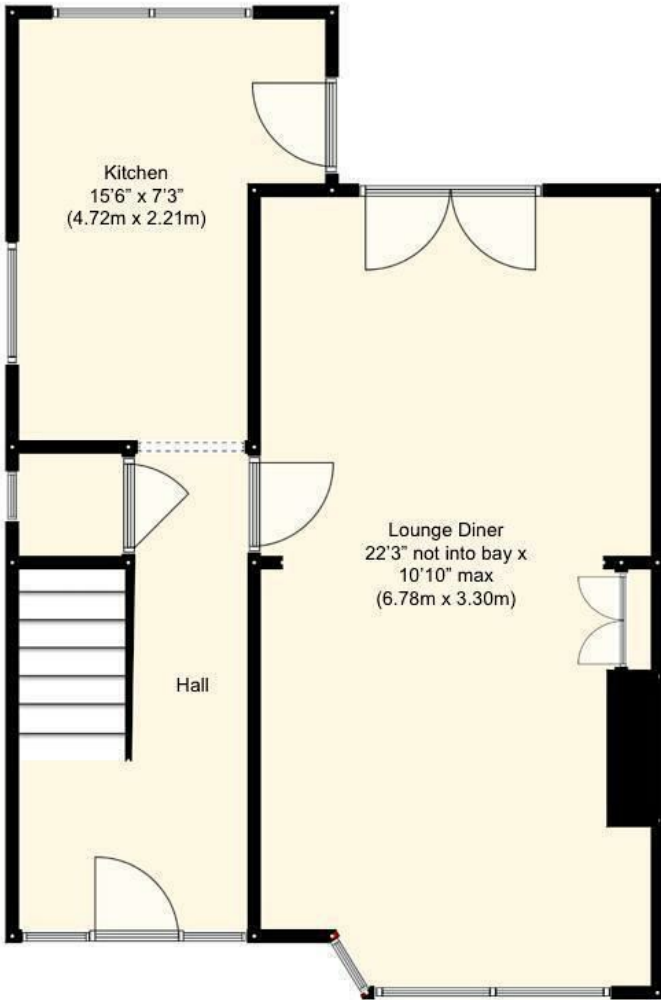
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if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

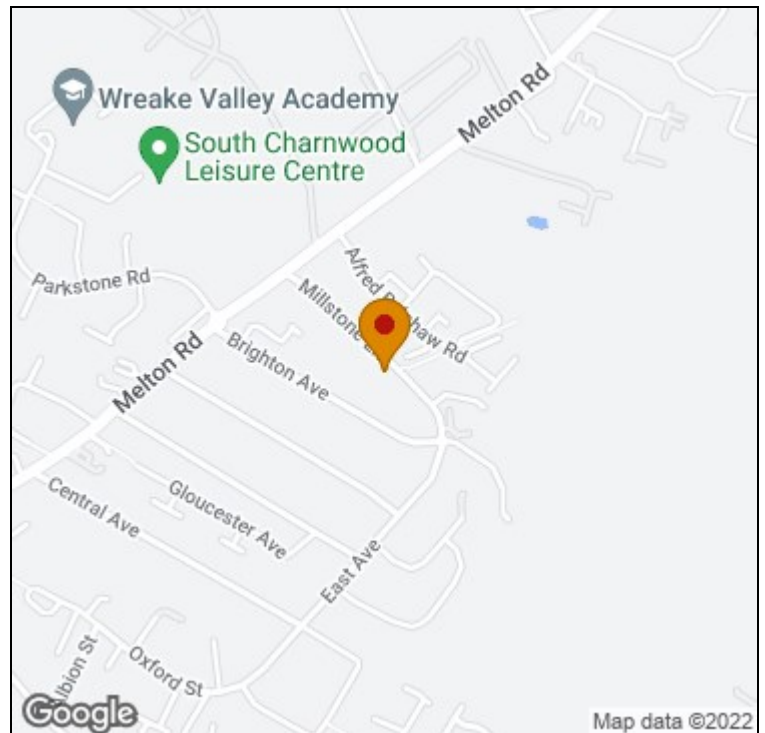
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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