

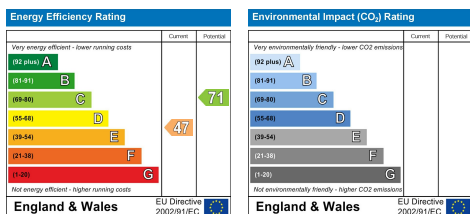


Barkby Lane, Syston
Leicester, Leicestershire, LE7 2BB

NEWTONFALLOWELL 

Barkby Lane, Syston
Leicester, Leicestershire, LE7 2BB
Chain Free £185,000

Accessed by a particularly grand driveway with the benefit of allocated parking and the use of communal garden areas, fall in love with this two bedroom split level apartment forming part of a highly individual conversion scheme of a former Period Victorian house, located on the fringes of Syston and surrounded by countryside. Offering the perfect blend of character features and modern comforts, the electrically heated accommodation in brief comprises lounge, dining kitchen with bay window and bedroom, with stairs leading down to a double bedroom and modern bathroom. Perfect for those in search of their first home or a buy to let investment and available with no upward chain, an internal inspection is essential to fully appreciate the accommodation on offer.



Accommodation

Communal front entrance door opens into the communal porch. The apartment can also be accessed via a private door to the rear of the building which opens into the dining kitchen.

Communal Porch

A second communal entrance door with intercom system opens into the:

Communal Hallway

With a door to the apartment:

Lounge

18'5" max x 15'7" (5.61m max x 4.75m)

Enjoying a larger than average walk in bay window to the rear aspect allowing ample natural light to flood the room, the primary living space is presented with wood effect flooring. Offering four wall lights, electric log burner, storage heater, coving, ceiling rose, neutrally decorated walls and a staircase leading down to the master bedroom. A door leads to the dining kitchen.

Dining Kitchen

17'10" max x 12'6" (5.44m max x 3.81m)

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 'Bosch' oven, four ring hob and extractor hood above, inset sink and drainer unit with mixer tap, plumbing for washing machine and integrated fridge freezer. Affording plenty of space for a dining table and chairs, there is a circular bay window allowing views of the communal gardens to the rear of the building, panel radiator and door leading to the rear.

Bedroom Two/Study

9'1" max x 11'1" max (2.77m max x 3.38m max)

Ideal for use as a bedroom or study, there is two windows to the side elevation, upgraded carpet flooring and storage heater.

Bedroom One

12'4" not into bay x 16'3" max (3.76m not into bay x 4.95m max)

A double room offering a bay window to the rear aspect, with carpet flooring, contemporary spotlighting, TV point, storage heater, built in useful storage cupboard and a second built in cupboard housing the tank. A door leads to the bathroom.

Bathroom

6'3" x 7'3" (1.91m x 2.21m)

Fitted with a three piece suite comprising a bath with shower unit over and screen, wash hand basin and wc, all with complementary tiling. There is also a chrome heated towel rail, spotlighting and extractor fan.

Communal Grounds

Occupying a particularly private position set back from Barkby Lane, The characterful building is approached by private tree-lined driveway which leads to allocated parking and visitor parking with communal gardens featuring a BBQ area.

To Find The Property

From our office on Melton Road, proceed along Melton Road crossing the mini round-a-bout and continue over the railway bridge. After a short distance take the 2nd left turning onto Barkby Lane and over another railway bridge. Take an eventual right hand turning onto a private tree lined road leading to the apartments.

Services, Tenure And Council Tax

All mains services are available and connected to the property with the exception of gas. The property is leasehold with vacant possession upon completion. Charnwood Borough Council - 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 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 Ashley Mellors, please contact our office.

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 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.

