

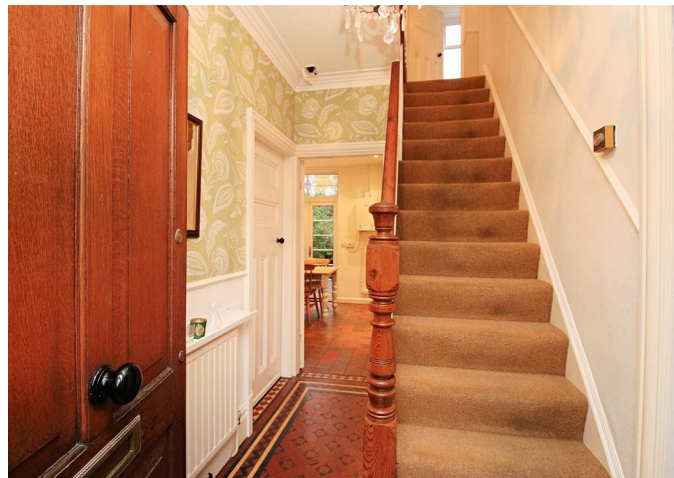


Broad Street, Syston
Leicester, Leicestershire, LE7 1GH



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£425,000

Full of character and aesthetically pleasing features, this bay fronted semi detached home is positioned along a highly desirable tree lined street within walking distance of Syston town centre and the train station. Benefiting from gas central heating, the well proportioned layout including an entrance hallway with original tiled flooring, two reception rooms, kitchen diner with a pantry and access to the cellar, utility room and downstairs wc, with the first floor offering four bedrooms, bathroom and a separate wc. To the outside the property enjoys off street parking to the front with a fore garden, and to the rear there is a paved patio area leading to the garden beyond which is mainly laid to lawn with mature trees, borders and shrubs providing a secluded setting. An early viewing is strongly recommended to avoid disappointment.



Accommodation

A wooden front entrance door opens into the:

Entrance Hall

Providing access to the majority of the ground floor accommodation and presented with original tiled flooring, the entrance hall offers a characterful staircase leading to the first floor accommodation, central heating radiator, ceiling coving and dado rails.

Lounge

13'8" x 10'11" max (4.18m x 3.34m max)

Positioned around a feature cast iron fireplace with original tiling and feature surround, the principal reception room offers a broad front elevation window, coved ceilings, central heating radiator with decorative coving and picture rails.

Sitting Room

10'11" not into bay x 10'11" max (3.33m not into bay x 3.34m max)

Ideal for use as a second sitting room or perfect for formal dining occasions, the second reception room benefits from a broad walk in bay window to the front elevation. Featuring a characterful fireplace, wood flooring, coved ceilings, central heating radiator and picture rails.

Kitchen Diner

10'9" x 19'5" (3.28m x 5.93m)

Fitted with a range of eye level and base storage units with complementary rill edge work surfaces over and tiled splashbacks. Features include a built in 'Beko' oven, four ring 'Neff' hob, inset 1.5 sink and drainer, integrated fridge and a wall mounted Worcester Bosch boiler. Offering an area suitable for a dining table, with French doors opening to the rear garden and further internal doors leading to the useful pantry with shelving and quarry tiling, traditional style radiator, spotlighting and a door leading to the cellar. A door leads to the:

Utility Room

16'6" x 7'10" (5.05m x 2.41m)

Fitted with several base storage units and roll top work surfaces, with space and plumbing for a washing machine and dishwasher, space for a full height fridge freezer, and a door leading to the rear garden.

Ground Floor WC

Fitted with a two piece suite comprising of a low level wc and corner hand basin, also with a frosted rear elevation window.

First Floor Landing

A larger than normal open landing area which provides access to all first floor accommodation, with a broad front elevation, carpet flooring and a hatch to the loft space.

Bedroom One

13'8" x 10'11" max (4.18m x 3.34m max)

A commanding principal bedroom with an abundance of character provided by the broad front elevation window and feature cast iron fireplace, which enjoys the original tiling and a feature surround. With picture rails, built in cupboard into the alcove, carpet flooring and a central heating radiator.

Bedroom Two

10'11" x 10'11" max (3.34m x 3.34m max)

An excellent second double bedroom, again with a feature fireplace with tiled back and hearth. Also Benefitting from a broad walk in bay front elevation window, carpet flooring and a central heating radiator.

Bedroom Three

14'0" max x 7'7" (4.27m max x 2.33m)

With dual aspect glazing, wood effect flooring, central heating radiator and dado rails.

Bedroom Four

10'9" x 7'11" (3.28m x 2.43m)

Enjoying views of the rear garden with a central heating radiator and carpet flooring.

Bathroom

5'4" x 7'11" (1.65m x 2.43m)

Fitted with a two piece suite comprising a bath with shower and a pedestal wash hand basin, with wood flooring, central heating radiator and a window to the rear elevation.

Separate WC

Comprising a wc with complementary panelling to walls and a rear elevation window.

Outside

The property occupies an enviable plot within arguably one of Systons most highly sought after residential locations. To the front of the property there is a fore garden with a gate leading to the front entrance door and a block paved driveway providing off street parking. To the rear of the property there is a larger than normal rear garden which is extremely private, having a generous patio area adjacent to the house ideal for outdoor entertaining, and a garden beyond which is mainly laid to lawn with mature trees, borders and shrubs.



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.

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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

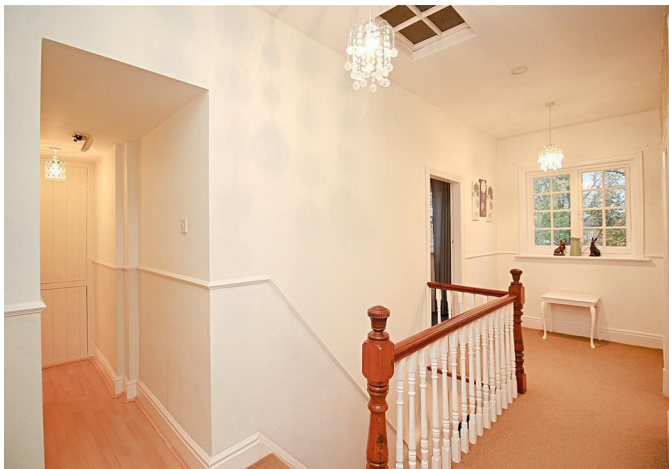
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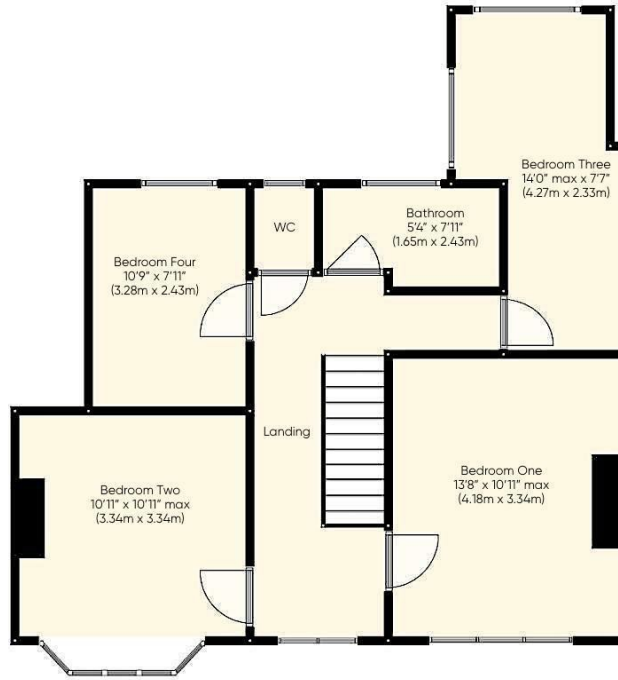
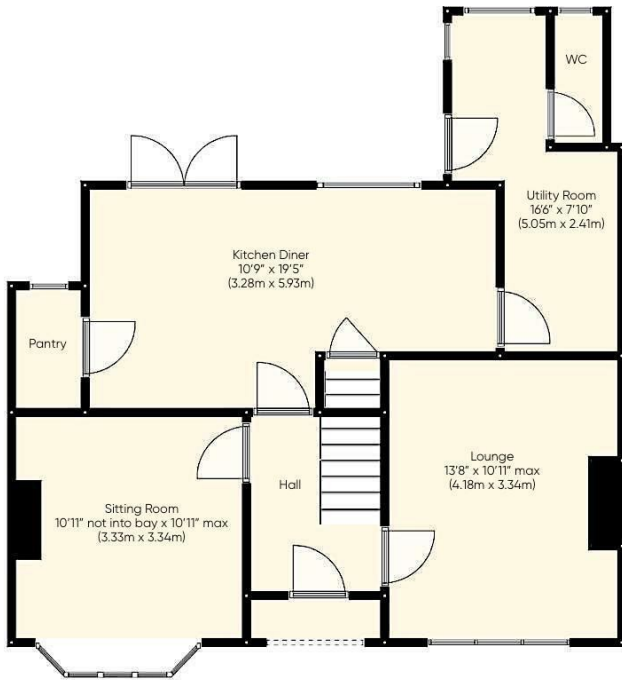
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Free Property Valuations

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Energy Efficiency Rating	
	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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(39-60) C	
(15-54) D	
(9-34) E	
(1-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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