



Sandford Road, Syston



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£335,000



Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Ground Floor WC
- Extended Across The Rear
- Conservatory
- Larger Than Normal Rear Garden
- EPC rating D
- Freehold





Significantly Extended across the rear, fall in love with this traditional three bedroom semi detached situated within walking distance to an array of amenities available in Syston Town Centre. Benefiting from gas central heating and double glazed windows, the enlarged and neutrally decorated layout includes an entrance hall, ground floor WC, lounge with log burner, dining room extension, conservatory and enlarged kitchen. Upstairs you will find three well proportioned bedrooms and a contemporary bathroom fitted with a four piece suite. The plot enjoys a larger than normal garden to the rear with a feature pond and outbuilding. An internal inspection is essential to fully appreciate the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Hall With a staircase rising to the first floor, useful storage cupboard under the stairs, central heating radiator and doors to the majority of the downstairs accommodation.

Ground Floor WC

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

Lounge 6.50m x 4.25m

Featuring a log burner, the primary reception space is presented with carpet flooring and offers central heating radiators, neutral decor and a window to the front elevation. Open access leads through to the:

Dining Area Extension 2.85m x 2.89m

Perfect for formal dining, with carpet flooring, door to the kitchen and open access through to the:

Conservatory 3.37m x 2.51m

A fantastic addition to the accommodation providing

extra downstairs living space, with carpet flooring, central heating radiator, dual aspect glazing and doors opening out into the rear garden.

Enlarged Kitchen 5.70m x 3.30m max

Fitted with a modern range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset sink with mixer tap, space for range cooker with fitted extraction hood above and space for appliances. With spotlighting, central heating radiator, dual aspect glazing and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and a hatch to the boarded loft space with a drop down ladder, light, power and two velux windows.

Bedroom One 3.49m x 4.24m

A double room offering two rear elevation windows, carpet flooring and a central heating radiator.

Bedroom Two 2.87m x 3.18m

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

Bedroom Three 3.51m max x 2.43m

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

Family Bathroom 2.97m x 2.40m

Fitted with a contemporary four piece suite comprising a free standing bath, shower enclosure, wash hand basin with storage beneath and wc, with complementary tiled walls. There is also a heated towel rail, spotlighting and a window to the side elevation.

Outside

Situated within walking distance to local amenities, the plot offers a landscaped frontage arranged for low maintenance with a central pathway leading to the front door and access to the side leading to the larger than normal south facing mainly laid to lawn rear





garden not overlooked from beyond. With a patio area adjacent to the accommodation ideal for outdoor entertaining, feature pond, variety of plants and shrubbery, plum and pear tree, timber shed, useful outbuilding and a decking area to the far back providing further outdoor entertaining areas. There is also an electric socket to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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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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 as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set



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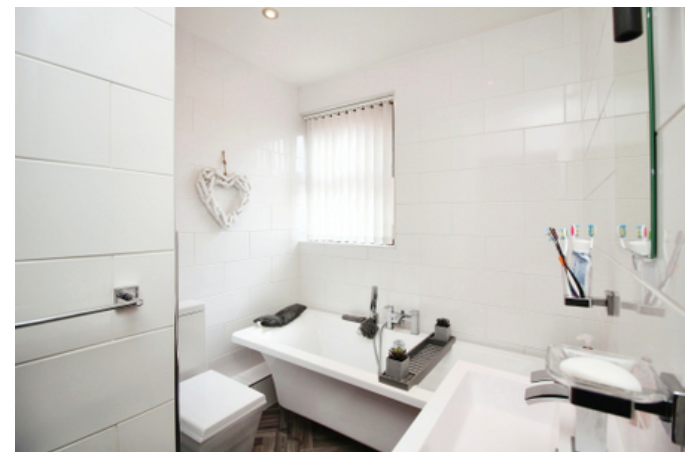
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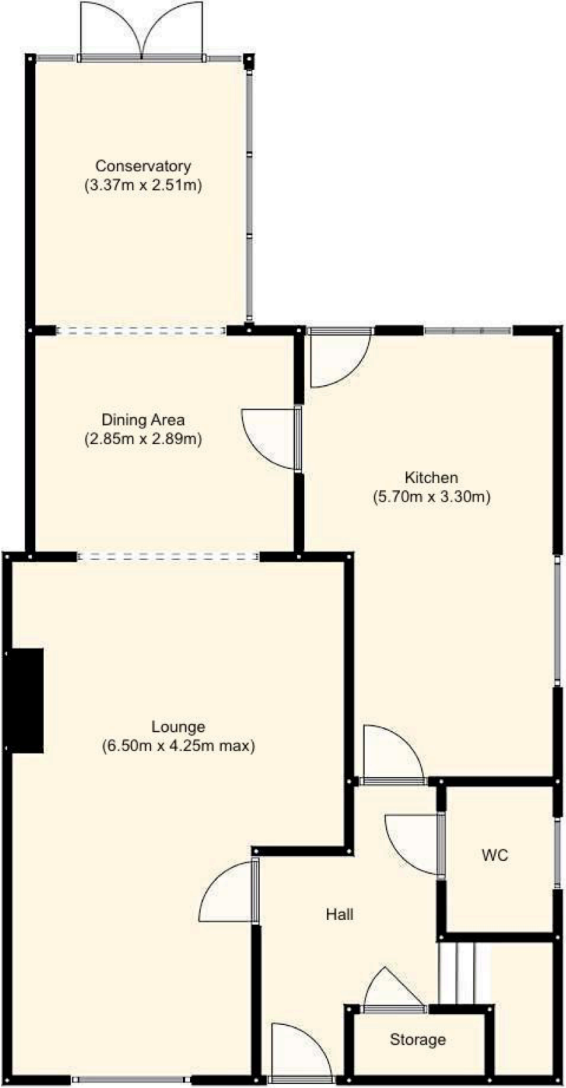
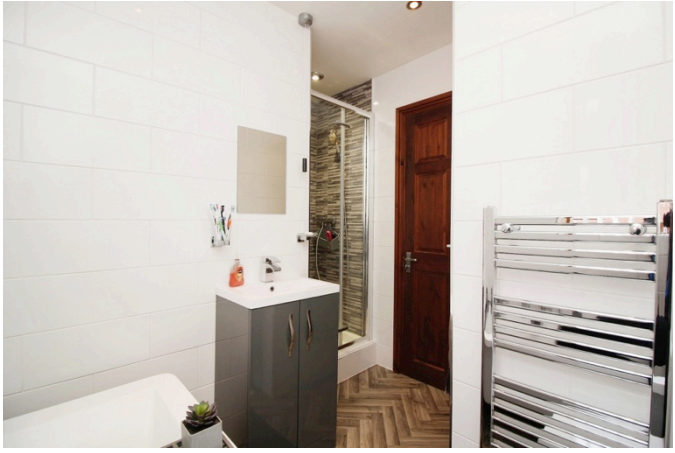
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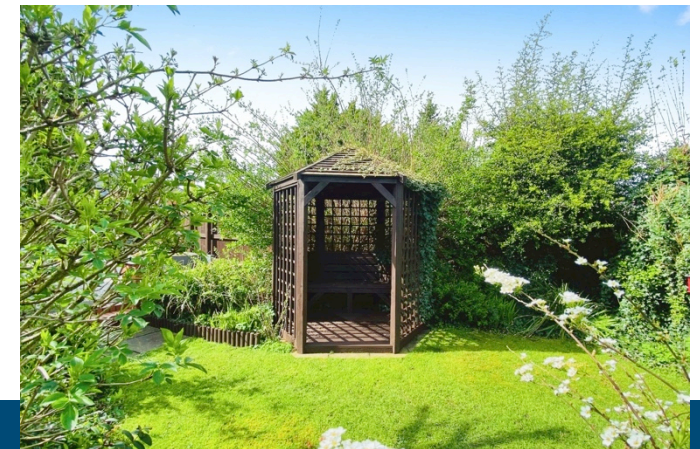
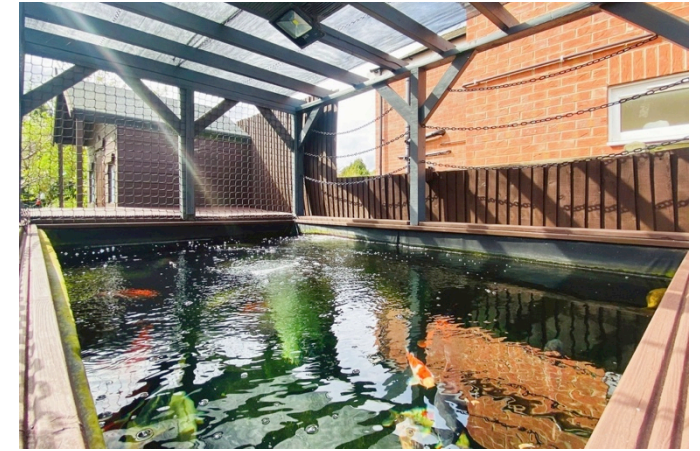
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