



Central Avenue, Syston
Leicester, Leicestershire, LE7 2EE



Central Avenue, Syston Leicester, Leicestershire, LE7 2EE £255,000

Extended to the rear, fall in love with this much improved and enlarged traditional two double bed roomed semi detached bungalow ideal for those looking to downsize from a larger home or growing families and must be viewed in person to fully appreciate the size of the accommodation on offer. The gas centrally heated layout includes an entrance hall, two reception rooms, kitchen extension, conservatory, two double bedrooms and a bathroom. The plot offers a low maintenance front with a sunny mainly laid to lawn garden at the rear. Situated within walking distance to Syston Town Centre, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall gives access to majority of the accommodation. There is also a central heating radiator.

Lounge

13'10" into bay x 11'2" (4.22m into bay x 3.40m)

Positioned around a feature burner, the neutrally decorated primary living space offers a walk in bay window to the front elevation. With wood flooring, coving and a central heating radiator.

Extended Dining Room

16'3" x 11'1" (4.95m x 3.38m)

Perfect for formal dining, there is a window to the side elevation, central heating radiator, carpet flooring and french doors to the garden. A door leads to the:

Kitchen

13'7" x 9'3" (4.14m x 2.82m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over. Features include an inset 1.5 sink and drainer unit with mixer tap, space for cooker with fitted hood above and space for appliances. There is a window to the rear elevation, door to the front and a door leading to the:



Conservatory

14'4" x 8'8" (4.37m x 2.64m)

A fantastic addition to the accommodation providing additional sitting space, with dual aspect glazing, two wall lights, wood effect flooring and french doors which open out into the garden.

Bedroom One

14'0" into bay x 10'3" (4.27m into bay x 3.12m)

A double room featuring a walk in bay window to the front elevation, with carpet flooring, central heating radiator and coving.

Bedroom Two

12'3" x 8'9" (3.73m x 2.67m)

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

Bathroom

11'5" x 5'6" (3.48m x 1.68m)

The enlarged bathroom is fitted with a three piece suite comprising a corner bath tub with shower attachment, pedestal wash hand basin and wc, with carpet flooring, central heating radiator, built in cupboard and a window to the rear elevation.

Outside

Set behind hedging creating a feeling of privacy, the plot offers a paved frontage. A particularly selling feature of the accommodation is the mainly laid to lawn majority south facing rear garden oozing a particularly private feel. With a variety of trees, shrubbery and plants to borders, patio area adjacent to the accommodation ideal for outdoor sitting and an outside tap.

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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Agents Note

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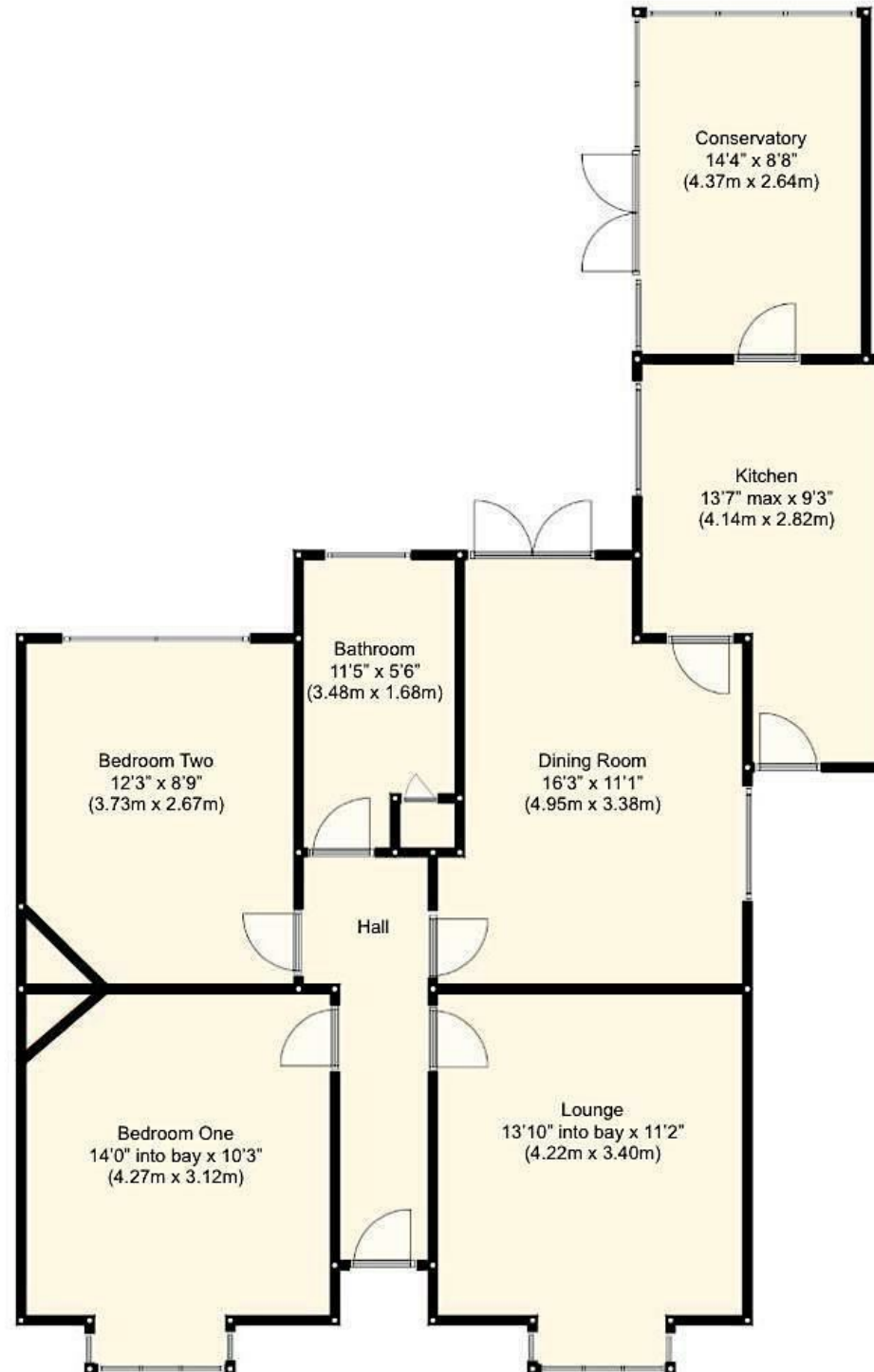
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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | 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 | | |
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