



Empingham Drive, Syston, LE7

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£320,000



Key Features

- Three/Four Bedrooms
- Same Owner Since Built
- Mid Town House Set Over 3 Floors
- Popular 'Chestnuts' Development By David Wilson
- L-Shaped Lounge Diner & Breakfast Kitchen With Balcony
- Driveway & Integral Garage
- EPC rating TBC
- Freehold





DREAM FAMILY HOME! - Set within the desirable 'Chestnuts' David Wilson development in Syston, this three/four bedroom town house provides a perfect opportunity for families in search of more space. The layout is arranged over three floors, including an entrance hall, bedroom/snug, utility room, shower room and garage on the ground floor, L-shaped lounge diner and full width kitchen diner with balcony on the first floor, with three further bedrooms and family bathroom found on the second floor, the master bedroom having its own ensuite shower room. Occupying a plot which includes a driveway providing off street parking with a lawned garden to the rear. An internal inspection is essential to fully appreciate the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Larger than average in size, the entrance hall is presented with carpet flooring and offers a built in cloakroom cupboard as well as useful under stairs storage. With an integral door to the garage, central heating radiator and staircase rising to the first floor.

Bedroom Four/Snug

Perfect for a home office, snug, fourth bedroom or play room, having french doors leading to the garden and central heating radiator.

Utility Room

Offering a range of units with roll edge work surfaces and providing practical space for two appliances including plumbing for a washing machine, having a wall mounted gas central heating boiler, central heating radiator and rear access door.

Shower Room

Fitted with a three piece suite comprising a shower

enclosure with tiled surround, low level wc and wash basin, all with complementary tiling. With an extractor fan and central heating radiator.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which gives access to the lounge diner and kitchen diner, having a further staircase rising to the second floor. With a central heating radiator and carpet flooring.

Lounge Diner

Affording space for comfortable sitting and formal dining, the l-shaped reception room offers a Juliette balcony to the front elevation, further front elevation window, two central heating radiators, carpet flooring and TV point.

Kitchen Diner

Perfect for family living, the open plan kitchen diner is fitted with a modern range of units and includes plenty of space for a dining table as well as double doors leading to a balcony area. Features include a five ring gas hob with extractor above, inset one and a half bowl stainless steel sink with mixer tap and drainer, integrated 'Hotpoint' oven and grill, space for a dishwasher and fridge freezer and a rear elevation window. There is also a central heating radiator and doors opening to a feature balcony offering outdoor sitting space.

Second Floor Landing

Stairs rise to the second floor landing which gives access to the three bedrooms and bathroom, having a built in airing cupboard and hatch to the loft.

Master Bedroom

Having access to its own ensuite shower room, with a range of fitted wardrobes, central heating radiator, carpet flooring and a window to the front elevation.

En-suite Shower Room

Fitted with a white three piece suite comprising a shower enclosure with tiled surround, pedestal wash basin and low level wc, presented with partly tiled walls. With a central heating radiator, fan, shaver point and obscure front elevation window.





Bedroom Two

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

Bedroom Three

A third practical bedroom offering a double glazed windows, carpet flooring and a central heating radiator.

Family Bathroom

Fitted with a white three piece suite comprising a panelled bath, low level wc and pedestal wash basin, with partly tiled walls. Having an extractor fan and radiator.

Outside

The property is found on the popular Chestnuts developments constructed by David Wilson. Having off street parking at the front provided by a driveway leading to an integral garage measuring 5.54m x 2.62m and boasting light and power. To the rear is a fully enclosed garden with a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries, lawn and gated access from beyond.

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.

Need Independent Mortgage Advice?

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and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

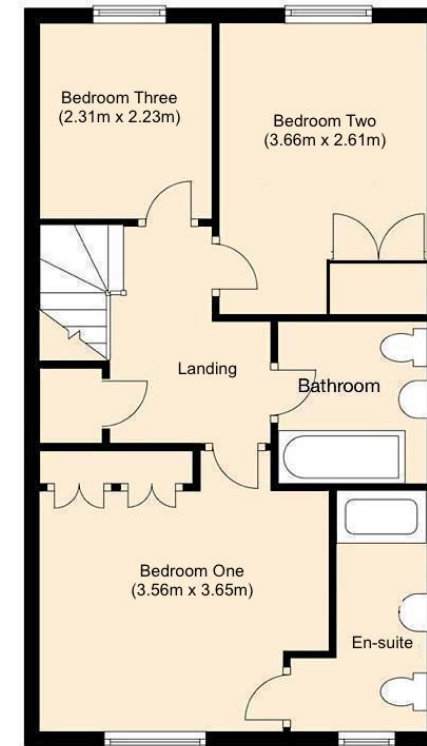
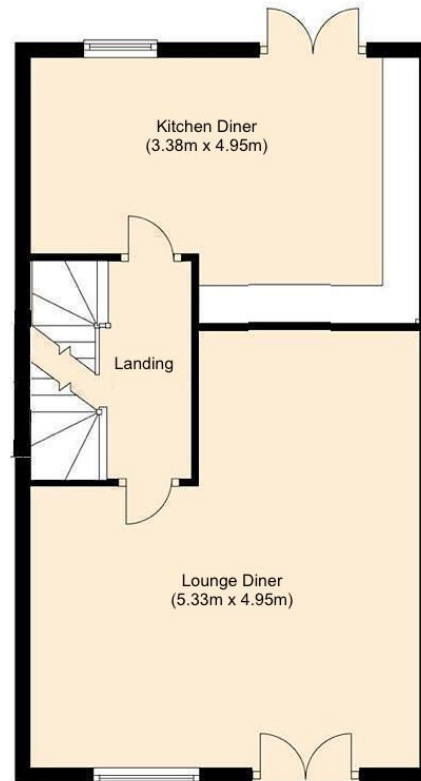
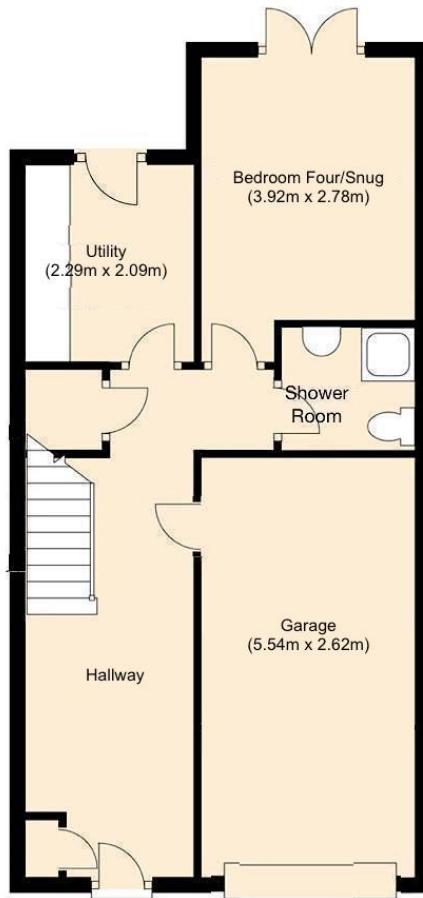
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