

Goodes Lane, Syston, LE7



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£325,000



Key Features

- Three Double Bedrooms
- Semi Detached Bungalow
- Popular Residential Location
- Detached Workshop to Rear
- Gas Central Heating & Double Glazing
- Perfect For Growing Families
- EPC rating D
- Freehold





THREE DOUBLE BEDROOMS! - Boasting a detached workshop to the rear, walk in and be surprised by this three double bedroomed semi detached bungalow perfect as a family home due to being within walking distance to Merton Primary School. Benefiting from gas central heating, made to measure blinds and double glazing, the well proportioned accommodation comprises of a dining room, lounge, conservatory, kitchen, two double bedrooms and a bathroom. Stairs rise to the loft conversion creating a third bedroom with useful storage in the eaves. Situated in a highly favoured residential location, the plot provides off street parking with front and rear lawned gardens. An early viewing comes strongly recommended.

Accommodation

A door to the side opens into the:

Dining Room

Perfect for formal dining and those occasions when entertaining, the reception space was formally another bedroom and could be re-instated. With carpet flooring, double glazed window to the side elevation with made to measure blind, central heating radiators, concealed staircase rising to the first floor and doors to all of the ground floor accommodation.

Lounge

Positioned around a feature electric fireplace, the main living space is presented with carpet flooring and offers a central heating radiator and sliding doors to the:

Conservatory

A wonderful addition to the accommodation providing additional sitting or dining space, with dual aspect glazing and doors leading outside.

Kitchen

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled

splashbacks. Features include an inset sink and drainer, cooker (included) and washing machine (included). With dual aspect glazing and a rear access door.

Bedroom One

A double room offering a double glazed window to the front elevation with a made to measure day/night blinds, wood effect flooring and a central heating radiator.

Bedroom Two

A second double bedroom offering a double glazed window to the front elevation with a made to measure day/night blind. There is also a central heating radiator. This room would also make a fantastic office.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and WC, with complementary part tiled surrounds. With a heated towel rail and a window to the side elevation.

Bedroom Three

Cleverly created by converting the loft, bedroom three is a double and enjoys an abundance of light provided by multiple velux windows. With carpet flooring and useful storage space in the eaves.

Outside

The plot offers a lawned front garden with a driveway providing off road parking. Gates open to provide access to the rear garden featuring a raised patio area ideal for outdoor sitting and entertaining with steps leading down to the lawned area oozing a particular private feel. There is also access to a detached workshop measuring 5.30m x 3.73m and boasting light, power and two separate doors to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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 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 (width x length), floorplans 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 are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of



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Referrals

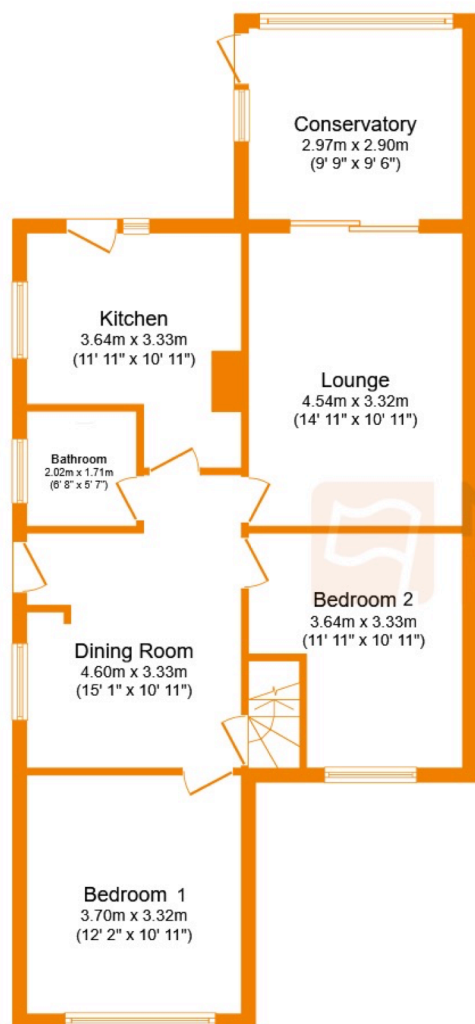
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Ground Floor



First Floor



Outbuilding

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