

Goodes Lane, Syston, LE7



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£325,000



Key Features

- Three Well Proportioned Bedrooms
- Semi Detached Bungalow
- Available With No Upward Chain
- Enlarged Modern Breakfast Kitchen
- Popular Residential Location
- Landscaped Driveway
- EPC rating TBC
- Freehold





DREAM BUNGALOW! - Available with no upward chain, this three bedroom semi detached bungalow would make a wonderful home for someone in search of single storey living or would equally make an ideal family home due to being within walking distance to Merton Primary School. Benefiting from gas central heating and double glazing throughout, the accommodation briefly comprises of an entrance hall, lounge, enlarged breakfast kitchen, three practical bedrooms and a shower room. Situated in a highly favoured residential location, the plot provides off street parking, with a lawned garden to the rear featuring a useful workshop. Boasting the potential for extension or a loft conversion subject to necessary consent, an early viewing comes strongly recommended.

Accommodation

A door to the side opens into the:

Entrance Hall

Giving access to the majority of the accommodation, with a central heating radiator and a hatch to the insulated loft space.

Lounge

Presented with carpet flooring, the reception room is positioned around a feature electric fireplace. Sliding doors open to provide access into the rear garden.

Enlarged Breakfast Kitchen

Fitted with a modern range of wall and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Hotpoint' oven, 'Lamona' hob, space for multiple appliances, pull out larger cupboard, concealed Worcester Boiler and pull out double bin. With dual aspect glazing, wood effect flooring and patio doors opening out into the rear garden.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A practical third bedroom offering a window to the side elevation, carpet flooring and a central heating radiator.

Shower Room

Fitted with a contemporary three piece suite comprising a shower cubicle, wash hand basin with storage beneath and WC, with complementary tiled surrounds and a heated towel rail.

Outside

Situated in the a highly favoured residential location, the plot firstly offers a landscaped driveway providing off road parking with the driveway continuing down the side. Gates open to provide access to the garden being mainly laid to lawn garden with a raised patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With fencing to boundaries and access to a workshop measuring 4.78m x 2.94m with light and power.

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

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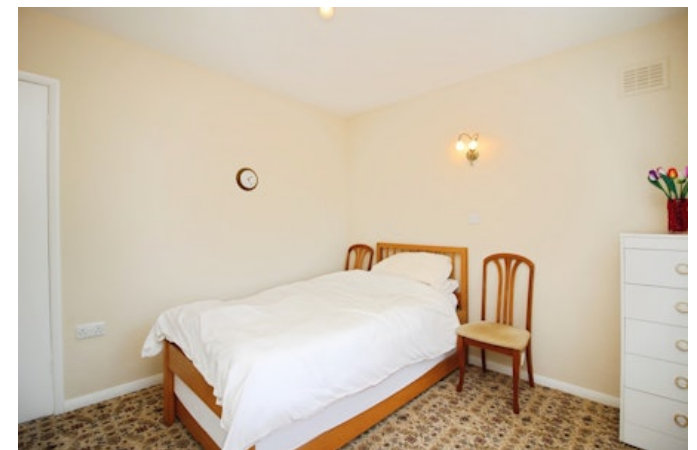
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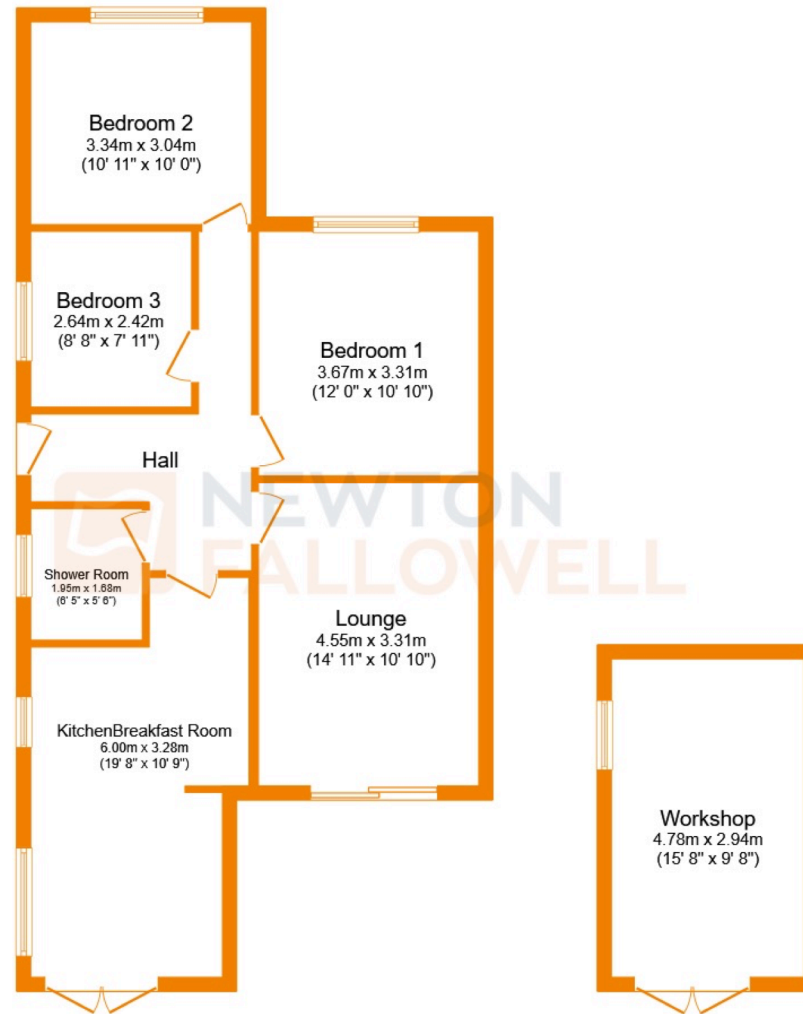
services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Floor Plan

Outbuilding

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