



Swallow Drive, Syston, LE7



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£280,000



Key Features

- Three Bedrooms
- Semi Detached House
- Popular 'Hobby Horse' Development
- Conservatory Extension
- Gas Central Heating & Double Glazing
- Ideal First Purchase, Investment or Family Home
- EPC rating D





Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with this three bedroom semi detached home. Ideal for first time buyers, investors or growing families, the gas centrally heated and double glazed accommodation includes an entrance hall, lounge, full width kitchen diner and a conservatory extension. Upstairs you will find three bedrooms and bathroom. The plot offers a driveway to the side providing parking with a mainly laid to lawn garden to the rear. An early viewing is strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

With a central heating radiator, staircase to the first floor and a door leading to the:

Lounge

Enjoying a walk in bay window to the front elevation, the primary living space is presented with carpet flooring. Offering a feature fireplace, central heating radiator, TV point and a door leading to the:

Kitchen Diner

Fitted with a range of wall mounted and base units with complementary wood effect roll edge work surfaces over and tiled splashbacks. Features include a built 'Hotpoint' oven with a four ring gas hob over and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, space for fridge freezer, plumbing for washing machine and a concealed wall mounted central heating boiler. Affording space for a table and chairs, there is a useful storage cupboard, rear elevation window, central heating radiator and a door leading to the:

Conservatory

The conservatory is a great addition to the accommodation providing prospective buyers with additional space, perfect for those occasions when

entertaining. Offering dual aspect glazing, central heating radiator and french doors which open out into the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the loft space and a built in cupboard.

Bedroom One

A full width double room enjoying the use of built in wardrobes. With carpet flooring, central heating radiator and a window overlooking the lawned rear garden.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a three piece suite comprising a bath tub with shower over and screen, pedestal wash hand basin and low level WC, all complemented with partially tiled walls and tiled flooring. With an obscure side elevation window, shaver point, extractor fan and central heating radiator.

Outside

Occupying a family friendly location, the frontage consists of a lawn area with a pathway leading to the front door. A driveway to the side providing off road parking leads to the rear where a mainly laid to lawn garden can be found. Having a patio area adjacent to the accommodation perfect for outdoor entertaining, timber shed and fencing to boundaries.

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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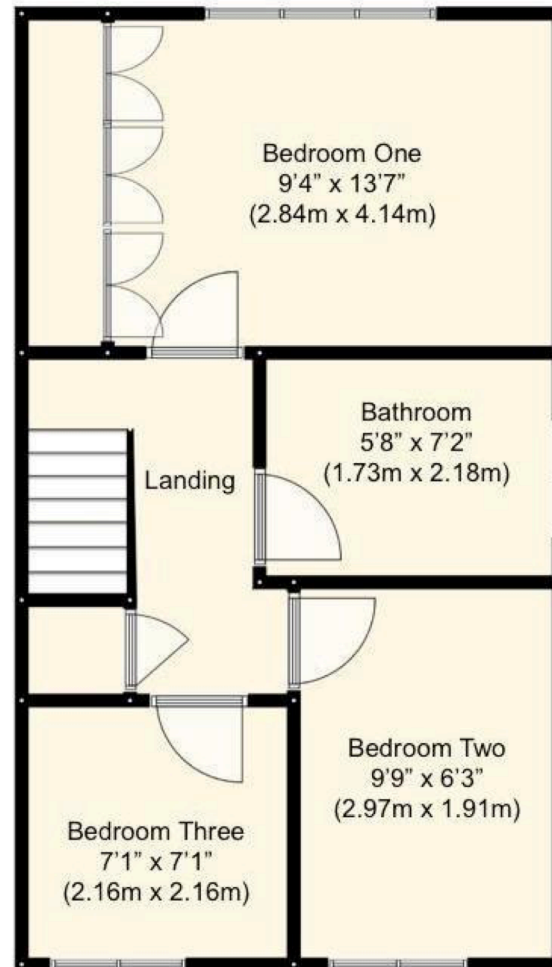
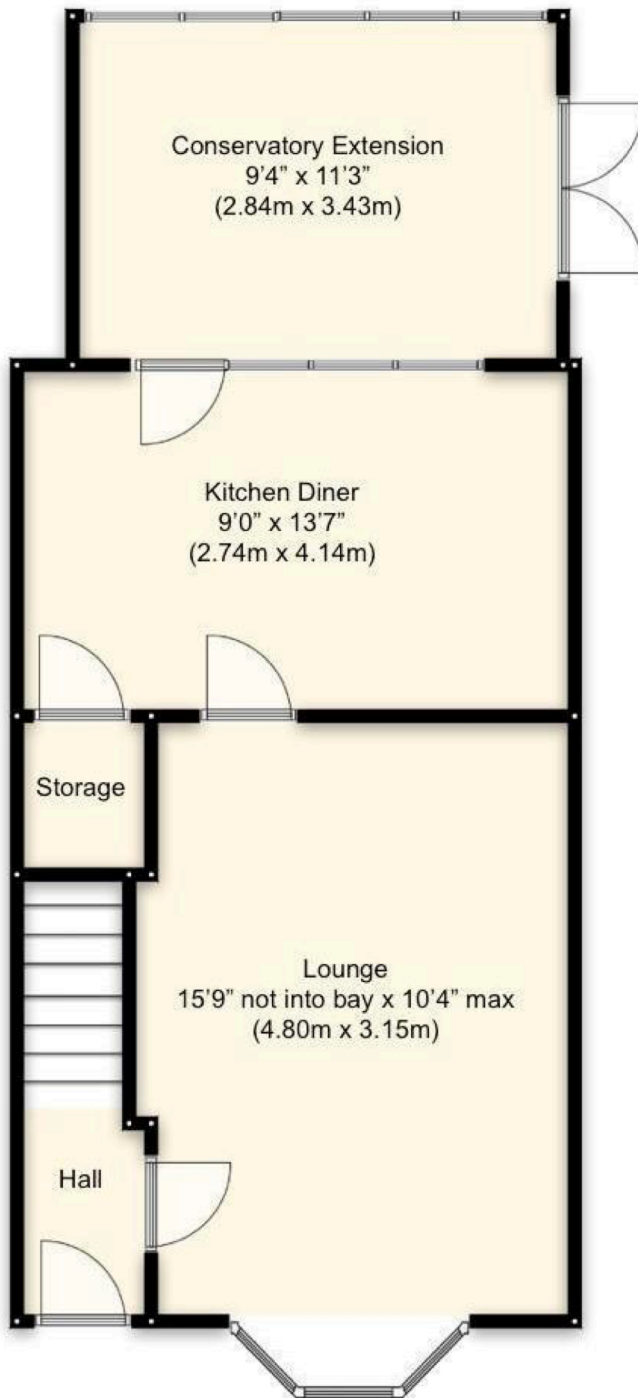
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		