

Brief Description

On Montague Avenue in the charming town of Syston, this extended semi-detached house presents an EXCELLENT OPPORTUNITY for first-time buyers or those seeking a project to make their own. Spanning an impressive 1,054 square feet, the property boasts three reception rooms, three bedrooms, and a well-appointed bathroom, all available with NO UPWARD CHAIN, making it a compelling choice for a swift purchase.

Upon entering, you are welcomed by an entrance hall that leads to a bright living room, featuring a large front window adorned with a Venetian blind, wall-mounted lights, and a charming FEATURE FIREPLACE. French doors seamlessly connect the living room to the dining area, creating an inviting space for family gatherings. The dining room flows into the kitchen through an open archway, and also leads into the EXTENDED FAMILY ROOM, perfect for relaxation and entertaining. The kitchen, offering ample POTENTIAL for enhancement, is equipped with a range of wall and base units, an integrated oven and grill, and houses a NEWLY INSTALLED WORCESTER BOSCH combination boiler.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from its own AIR CONDITIONING UNIT for added comfort. The MODERN family bathroom features a stylish three-piece suite, including an L-shaped panel bath with a mains shower, a hand wash basin, and a dual flush WC, all complemented by CONTEMPORARY FINISHES.

Externally, the property boasts an IMPRESSED CONCRETE DRIVEWAY with PARKING FOR MULTIPLE VEHICLES, along with a side driveway accessible via double gates. The west-facing rear garden is a delightful outdoor space, featuring an impressed concrete patio, lawn and stepping stone pathways, all enclosed within a secure fence boundary. Additionally, an outside HOME OFFICE with ceiling spotlights and multiple power points provides a versatile space for work or leisure, while the OVERSIZED SINGLE GARAGE offers light, power supply.























ONT THE GROUND FLOOR

Entrance Hall

Living Room 12'8" x 11'3" (3.86m x 3.43m)

Dining Room 11'5" x 7'7" (3.48m x 2.31m)

Kitchen 11'6" x 5'5" (3.51m x 1.65m)

Family Room 6'8" x 10'7" (2.03m x 3.23m)

ONT THE FIRST FLOOR

Landing

Bedroom 1 8'4" x 14'1" (2.54m x 4.29m)

Bedroom 2 9'3" x 8'3" (2.82m x 2.51m)

Bedroom 3 9'2" x 5'3" (2.79m x 1.60m)

Family Bathroom

ON THE OUTSIDE

Driveway

Rear Garden

Large Garage 18'5" x 10'9" (5.61m x 3.28m)

Home Office 8'4" x 12'6" (2.54m x 3.81m)















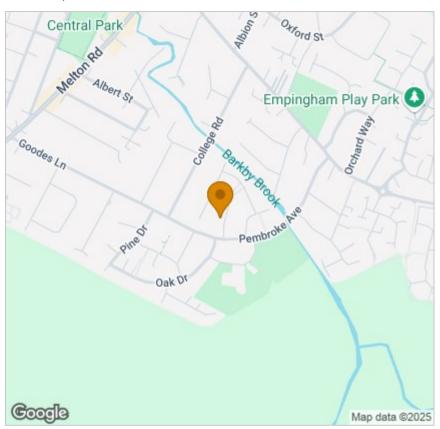
Floor Plan Ar



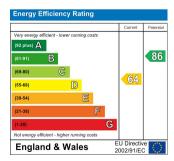
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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