



12 Montague Avenue
Syston, Leicester, LE7 2LJ

£250,000



Brief Description

On Montague Avenue in the charming town of Syston, this extended semi-detached town 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



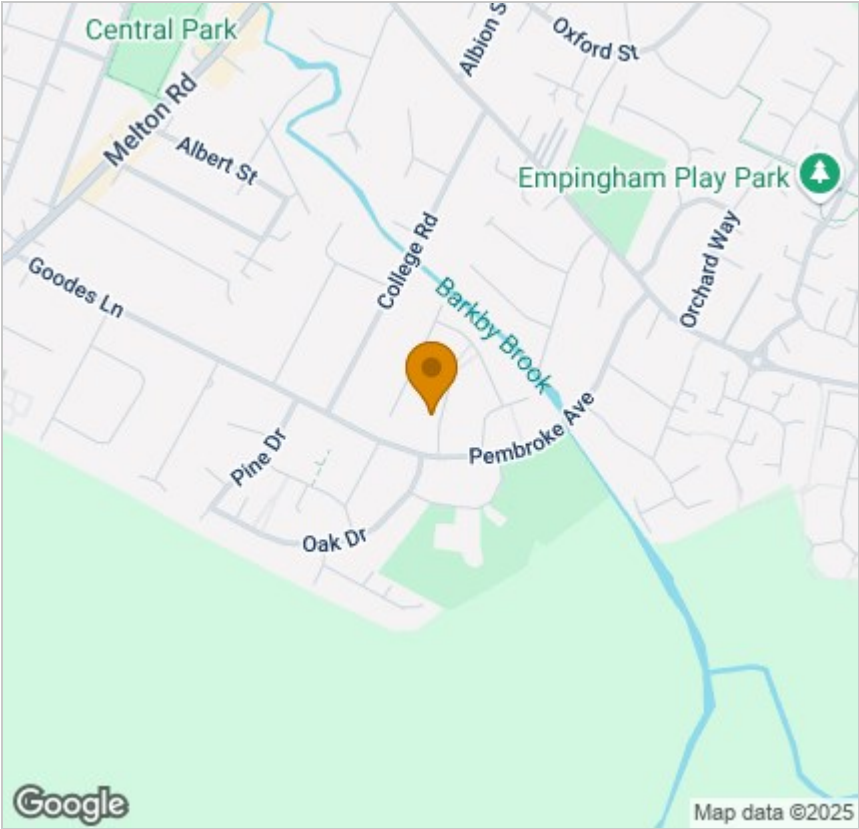
Viewing

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

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Area Map



Energy Efficiency Graph

