



HALLATON DRIVE, SYSTON

Asking Price Of £415,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED PRIVATE GARDEN

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

TWO ENSUITES

NEAR OPEN COUNTRYSIDE

GREAT FOR A46 COMMUTERS

COUNCIL TAX BAND E

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This great four bedroom family home offers spacious accommodation over three floors. Situated on the outskirts of Syston which is just to the north of Leicester offering extensive local shopping and schooling facilities. With a vibrant local community, the village is ideally placed for fast access to Leicester, Melton Mowbray, Loughborough and the A46 western bypass directly to the M1.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and a modern open-plan kitchen diner to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor with the main bedroom and ensuite shower room to the second floor. Outside the property benefits from ample off road parking, garage and a private rear garden backing onto the open countryside.



ENTRANCE HALL Having stairs rising to the first floor, radiator, tiled flooring and doors off to;

CLOAKROOM 2' 10" x 2' 6" (0.88m x 0.77m) Comprising of a low flush WC, pedestal wash hand basin, radiator and vinyl flooring.,

LOUNGE 10' 11" x 16' 6" (3.33m x 5.04m) Having a walk-in bay window to the front aspect with a fitted blind, two radiators, wall mounted electric fire and carpet flooring.

KITCHEN/DINER/LOUNGE 13' 6" x 18' 6" (4.14m x 5.65m) Spacious kitchen diner with two sets of French doors opening onto the rear garden making a great space to entertain and relax with ample room for a sofa. Fitted with a modern range of wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer with flexi-hose mixer tap, space and plumbing for a washing machine. Integrated appliances comprise of a Whirlpool dishwasher, fridge freezer, eye level double oven and grill and a gas hob with extractor hood over. Central breakfast bar, TV aerial point, hot/cold fan heater built in under the hob plinth and tiled flooring.

LANDING Taking the stairs to the first landing which has a window to the side, airing cupboard and a further staircase to the second landing.

BEDROOM TWO 10' 10" x 13' 7" (3.32m x 4.15m) Having a window to the front aspect, radiator, two built-in wardrobes, carpet flooring and door to the ensuite.

ENSUITE 7' 2" x 4' 7" (2.2m x 1.42m) Comprising of a low flush WC, pedestal wash hand basin, shower cubicle, radiator and extractor fan.

BEDROOM THREE 11' 1" x 12' 4" (3.38m x 3.77m) Having a window to the rear aspect with views of the open countryside beyond, radiator and carpet flooring.

BEDROOM FOUR 9' 3" x 9' 4" (2.83m x 2.86m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 9" x 7' 1" (2.08m x 2.16m) Comprising of a panel bath, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator and vinyl flooring.

LANDING The second landing has space for a desk with a Velux window providing plenty of natural light, radiator, carpet flooring and door to;

BEDROOM ONE 11' 0" x 19' 7" (3.36m x 5.98m) Having a Velux window to the rear aspect with far reaching views and a dormer window to the front aspect, two radiators, two fitted wardrobe's, TV aerial point, carpet flooring and door to the ensuite.

ENSUITE 8' 2" x 10' 1" (2.49m x 3.08m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Velux window, radiator, electric shaver point and vinyl flooring.

FRONT ASPECT Having a driveway to the side providing ample off road parking and leading to the garage and garden gate. Low maintenance gravel and shrub bed to the front with courtesy lighting to the front door.

GARAGE STORE 8' 3" x 10' 7" (2.54m x 3.25m) Having power and light connected.

TREATMENT ROOM/OFFICE 8' 0" x 8' 3" (2.45m x 2.53m) Created from converting part of the garage making a working officespace with a window and external door to the garden, LED lighting and cushioned vinyl flooring.

REAR GARDEN The private garden backs onto trees and fields beyond, having a paved patio area adjacent to the house, garden tap, courtesy lighting and electric socket. Formal lawn, further paving to the rear of the garage and wood panel fencing to the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



Second Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		