



Connells

Pembroke Avenue
Syston Leicester



Property Description

Situated within convenient access to The Merton Primary School and the vast range of amenities offered in Syston town centre can be found this beautifully presented and fully renovated semi-detached family home.

This property benefits from having a kitchen/breakfast offering a range of integrated appliances, bedroom on the ground floor having a shower en-suite, a spacious lounge and dining room with patio doors opening onto the low-maintenance rear garden.

Three bedrooms and a family shower room on the first floor.

At the rear of the property is an enclosed garden which is part lawn and part paved.

Ground Floor

Hallway

7' 3" x 7' 9" (2.21m x 2.36m)

With radiator, carpet floor, storage cupboard & access to all rooms

Lounge

12' x 14' 3" (3.66m x 4.34m)

With carpet floor, radiator & window to the front

Dining Room

15' x 7' 5" (4.57m x 2.26m)

Carpet floor, radiator & patio door to the rear garden

Kitchen/Breakfast Room

9' 6" x 16' (2.90m x 4.88m)

Fitted with a range of wall & base cupboards, sink unit with window over, plumbing for washing machine & dishwasher & storage cupboard

Bedroom 2

12' x 6' 9" (3.66m x 2.06m)

With radiator, carpet floor, window to the front

First Floor

Master Bedroom

10' 9" x 10' 11" (3.28m x 3.33m)

Having a carpet floor, radiator & window to the rear

En-Suite

6' 3" x 7' 8" (1.91m x 2.34m)

Having a shower unit, wash hand basin & toilet

Bedroom 3

7' 4" x 11' 1" (2.24m x 3.38m)

Having a carpet floor, radiator & window to the front

Bedroom 4

6' 8" x 10' 5" (2.03m x 3.17m)

Having a carpet floor, radiator, walk-in

cupboard & window to the front

Shower Room

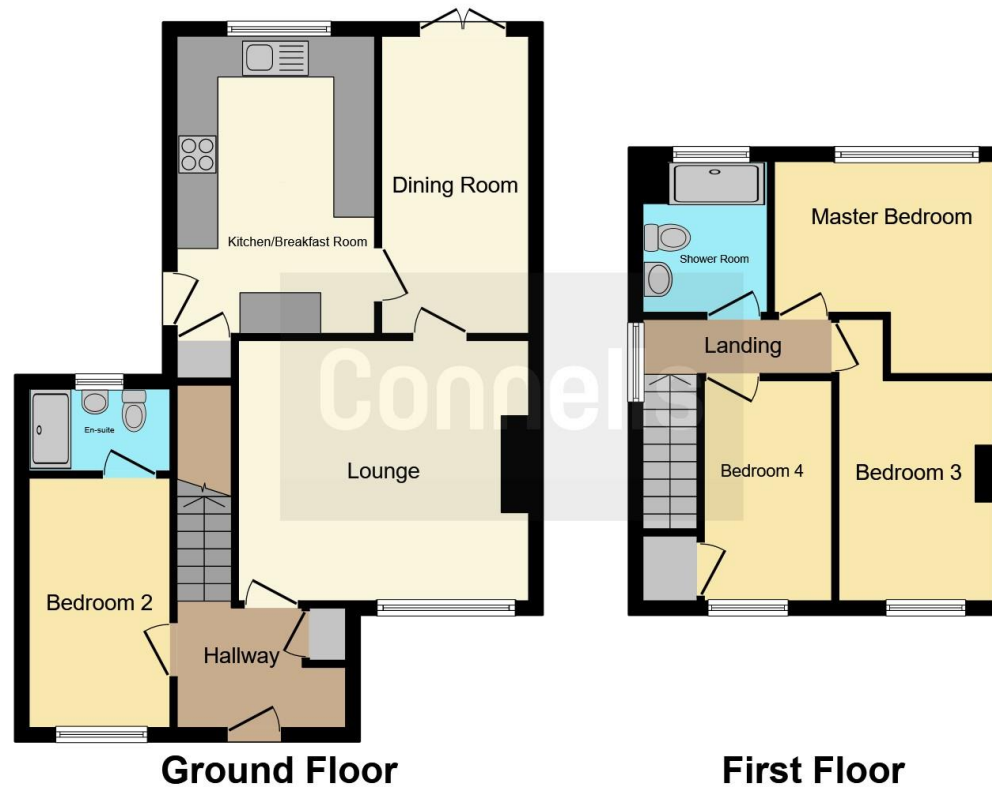
6' 3" x 7' 8" (1.91m x 2.34m)

Having a shower unit, wash hand basin & toilet









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D

view this property online connells.co.uk/Property/LTR322926

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322926 - 0007