

FOR SALE

Courtyard Close Syston, Leicester LE7 2JU



OFFERS OVER: £259,500

- A Modern 3 Storey End Townhouse Within a Gated Community
- Entrance Hall, Cloakroom WC, Kitchen/Diner & Integral Garage
- 3 Bedrooms, En-suite & Family Bathroom
- Located In The Sought After Area of Syston
- Lounge & Balcony Overlooking The Rear Garden
- Car Standing To Front, Garage & A Well Kept Rear Garden



Location

This property is located in on Courtyard Close, off Melton Road in the highly sought after area of Syston. The property benefits from being in close proximity to an array of amenities and facilities such as, Syston Railway Station with a direct link to Leicester City Centre, nurseries, eateries, parks and much more. The area is serviced by frequent bus links to and from areas of Leicester.

Description

A modern and stunning three storey end townhouse situated within a gated community briefly comprising: entrance hall, cloakroom WC, kitchen/diner, integral garage, lounge leading to balcony, 3 bedrooms, en-suite and family bathroom. Externally, car standing to the front, integral garage and a rear enclosed garden laid to lawn with well-kept flower beds. Ideal for families.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Hall

Double glazed door to front, stairs off to first floor, radiator, power points, pendant light fitting,

Cloakroom WC

Double glazed window to front, low level WC, wash hand basin with hot and cold mixer tap.

Built In Storage Cupboard

Kitchen/Diner - 9' 5" x 17' 6" (2.87m x 5.33m)

Double glazed French doors to rear, double glazed window to rear, wall mounted units, base units and drawers, rolled edge worktops, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, tile splashback surrounds, plumbing for washing machine, boiler, power points, spotlights.

Garage - 19' 8" x 9' 9" (5.99m x 2.97m)

Up and over door, light and power, door to hallway.

First Floor

Landing

Stairs off to second floor, double glazed window to rear.

Lounge - 18' 7" x 10' 7" (5.66m x 3.22m)

Double glazed window to front, Juliette balcony doors, radiator, power points, spotlights.

Balcony

Views to rear garden.

Bedroom 3 - 8' 2" x 7' 3" (2.49m x 2.21m)

Double glazed window to front, radiator, power points, pendant light fitting.

Second Floor

Landing

Double glazed window to rear.

Bedroom 1 - 12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to front, radiator, power points, pendant light fitting,

En-suite

Walk in shower cubicle, pedestal wash hand basin with hot and cold mixer tap, low level WC.

Bedroom 2 - 8' 5" x 7' 3" (2.56m x 2.21m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bathroom

Double glazed window to rear, panelled bath with electric shower, hot and cold mixer tap and shower screen, pedestal wash hand basin with hot and cold mixer tap, low level WC.

Outside

Car standing to front, rear enclosed garden laid to lawn with well-kept flower beds.

Tenure

Freehold

EPC

Band C.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Charnwood Borough Council.

Kal Sangra, Shonki Brothers Ltd

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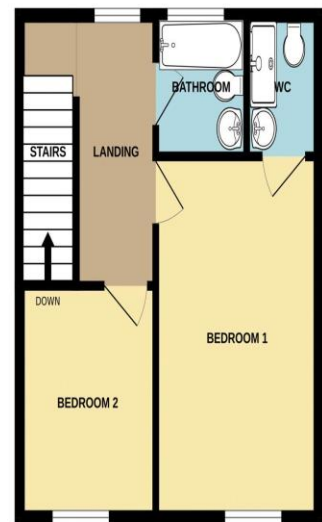
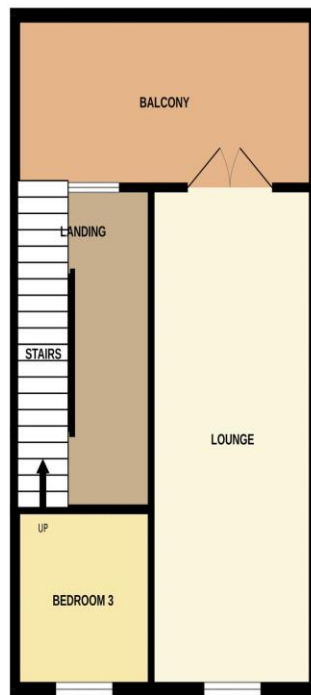
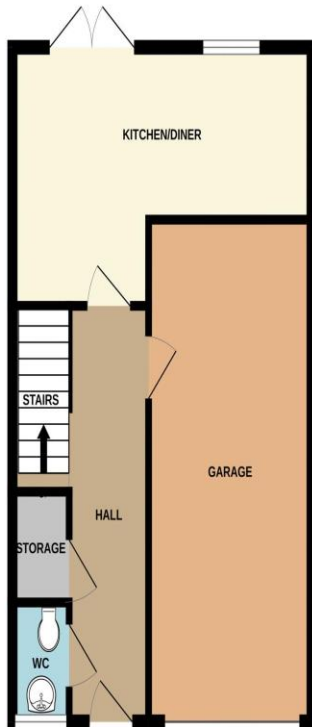




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

FIRST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

SECOND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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