



Beech Drive, Syston

welcome to

Beech Drive, Syston

****FOR SALE**** this beautifully presented and deceptively spacious detached family residence in this popular residential road in Syston, benefits from upvc double glazing and gas central heating, three well-proportioned bedrooms, conservatory, lounge, dining kitchen with garage and driveway. Call Now!

Entrance

Property is entered via an entrance porch, there is a half glazed upvc double glazed front door and an internal front door that leads to the hallway, stairs rising to the first floor and door leading to the lounge.

Lounge

13' 11" x 17' 1" maximum (4.24m x 5.21m maximum)
The lounge has laminate flooring, a upvc double glazed window to the front, a radiator, television aerial point.

Dining Kitchen

15' x 8' 4" (4.57m x 2.54m)
Dining kitchen is fitted with a stylish range of base and wall mounted units with roll edge work surfaces over, there is a sink with drainer and mixer tap, tiled splashbacks, space for a range style oven with built in extractor hood, plumbing for a washing machine and integrated dish washer. A useful built in storage pantry, ample space for a dining table and chairs, an internal door that leads to the garage, inset ceiling spotlights, sliding patio doors to the conservatory.

Conservatory

9' 7" x 12' 10" (2.92m x 3.91m)
Conservatory has tiled flooring, upvc double glazed windows to the side and rear elevation with doors opening to the garden with fitted blinds and a radiator.

First Floor Landing

First floor landing has stairs rising from the ground floor, airing cupboard providing useful storage, access to the loft and doors off to all first-floor rooms with a upvc double glazed window to the side.

Bedroom One

10' 9" maximum x 10' 6" (3.28m maximum x 3.20m)
Bedroom one has built in wardrobes with doors providing shelving and hanging rail storage, upvc double glazed window to the front and a radiator.

Bedroom Two

8' 6" x 10' 9" maximum (2.59m x 3.28m maximum)
Bedroom two has built in wardrobe with hanging rail and shelving, upvc double glazed window to the rear and a radiator.

Bedroom Three

7' 3" x 7' 10" (2.21m x 2.39m)
Bedroom Three has a built-in storage cupboard over the stairs, upvc double glazed window to the front and a radiator.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)
Bathroom has ceramic tiled flooring and is fully tiled, has a white modern suite comprising of low level wc, pedestal wash hand basin with storage cupboard beneath, a panelled bath with shower over, chrome heated towel rail and a upvc double glazed window to the rear.





Outside

To the front there is a block paved driveway providing ample offroad parking, access to the garage and gated access to the rear garden.

Rear Garden

The rear garden has been landscaped with patio seating area that leads onto an artificial lawn for easy maintenance with raised pebble borders and a step up to a further seating space ideal for outside entertaining. There is a timber garden shed and fencing to boundaries.

Garage

7' 10" x 21' 3" (2.39m x 6.48m)

Garage has an up and over door, a rear door, power and light and a door to the kitchen.



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Beech Drive, Syston

- Deceptively spacious detached family residence
- Upvc double glazing
- Gas Central Heating
- Three well-proportioned bedrooms
- Conservatory

Tenure: Freehold EPC Rating: C

offers over

£325,000



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

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Property Ref:
LBH114632 - 0006

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