

Set within a quiet cul-de-sac just a few minutes walk from the town centre this well presented, spacious, five bedroom family home is must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, a spacious 26ft lounge-diner, kitchen, wc and a family room to the ground floor. To the first floor are five good size bedrooms, family bathroom and a shower room. The property also benefits from upvc double glazing, gas central heating, off road parking, garage and a generous south facing rear garden. Viewing is strictly by appointment only.

- Extended Detached Family Home
- 26ft Lounge-Diner & Garden Room
- Five Bedrooms
- Two Bathrooms
- Garage & Parking
- Generous South Facing Rear Garden
- Viewing Essential
- EPC Rating C







### Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include St Peters & St. Pauls Primary School, Merton Primary School and Wreake Valley Academy

## **Draft Details Awaiting Vendor Approval**

## The Property

The property is entered via a double glazed door leading into.

5'4" x 4'3" (1.65 x 1.32)

With tiled flooring and double glazed oak door with glazed side panel leading into.

### **Entrance Hall**

5'8" x 12'6" (1.73 x 3.83)

(maximum measurements) With stairs to the first floor, under stairs storage, cloak room, engineered oak flooring, coved ceiling and provides access to the following.

**Porch** 

6'7" x 3'6" (2.01 x 1.07)

Fitted with a two piece suite comprising low level wc and wall mounted basin.

## Lounge-Diner

12'9" x 26'11" (3.89 x 8.21)

With half bay window to the front, coved ceiling, recessed spotlights, gas fire with feature surround and bi-fold doors leading onto the rear garden.

12'4" x 8'7" (3.76 x 2.62)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, recessed spotlighting, karndean flooring, integrated dish washer, fridge, washing machine and bin.

#### **Family Room**

14'11" x 8'7" (4.57 x 2.64)

With french doors leading onto the rear garden, karndean flooring, coved ceiling and door leading to the garage.

#### The First Floor Landing

With loft hatch and drop down ladder, airing cupboard and provides access to the following.

#### **Bedroom One**

10'5" x 12'2" (3.2 x 3.71)

With bay window to the front and built in wardrobes.

### **Bedroom Two**

13'3" x 8'7" (4.06 x 2.64)

With window to the rear.

# **Bedroom Three**

16'0" x 7'6" (4.88 x 2.31)

(maximum measurements) With window to the front.

#### **Bedroom Four**

8'7" x 10'0" (2.64 x 3.07)

With window to the rear.

# **Bedroom Five**

10'2" x 6'7" (3.12 x 2.01)

With window to the front.

### Bathroom

6'9" x 5'6" (2.08 x 1.68)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

# **Shower Room**

6'9" x 5'6" (2.06 x 1.68)

Fitted with a four piece suite comprising, low level wc, pedestal basin, bidet and walk in shower.

# **Outside**

The front of the property is block paved and provides car standing. To the rear is a mature well stocked garden with patio area, planted borders and fenced boundaries.

# Garage

8'2" x 19'5" (2.49 x 5.94)

With electric roller shutter door, power and light.

#### **Services**









# Floor Plan



# Viewing

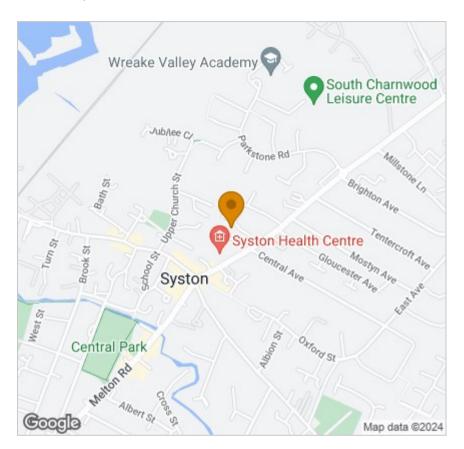
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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# Area Map



# **Energy Efficiency Graph**

