



14 Ridgemere Close  
Syston, Syston, LE7 2ZR  
**£550,000**





Set within a quiet cul-de-sac in the popular town of Syston this immaculately presented, executive detached home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, a spacious kitchen-diner, utility and a WC to the ground floor, to the first floor is a family bathroom, five generous bedrooms and two ensuite shower rooms. The property also benefits from gas central heating, upvc double glazing, front and rear gardens, double garage and parking for several vehicles. Viewing is strictly by appointment only.

- Extended Executive Detached Home
- Cul-de-sac Location
- Refitted Dining-Kitchen & Utility Room
- Five Generous Bedrooms
- Two Ensuites & Family Bathroom
- Double Garage & Parking for Several Vehicles
- Front & Rear Gardens
- Freehold, Council Tax Band E, EPC Rating D



### 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 Merton Primary School and Wreake Valley Academy.

### The Property

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

### Entrance Hall

16'2" x 11'0" (4.93 x 3.36 )

With Oak staircase to the first floor, storage cupboard, Kamdean flooring and provides access to the following.

### Lounge

11'0" x 17'9" (3.37 x 5.43 )

With bay window to the front aspect, kamdean flooring and log burner with stone surround.

### Kitchen-Diner

10'11" x 25'11" (3.34 x 7.92 )

Very much the heart of the home and perfect for entertaining, the kitchen is fitted with a range of floor and wall mounted units with stone work tops and inset sink. The kitchen also benefits from two ovens, a five-ring hob with extractor, integrated fridge-freezer, wine cooler and dishwasher, instant boiling water tap, tiled flooring, recessed spotlighting and bi-fold doors leading onto the rear garden.

### Utility Room

4'9" x 7'1" (1.45 x 2.17 )

Fitted with a range of floor and wall mounted units with sink and drainer unit, plumbing for a washing machine, tiled flooring and doors leading to the WC and rear garden.

### WC

2'8" x 7'1" (0.83 x 2.17 )

With low level WC, vanity unit with basin and tiled flooring.

### The First Floor Landing

Gallery landing with loft hatch, coved ceiling, double airing cupboard and provides access to the following.

### Bedroom One

10'9" x 13'1" (3.30 x 4.00)

With window to the front, fitted wardrobes and bedside cabinets and a door leading into the en-suite.

### En-suite

6'2" x 6'6" (1.89 x 2.00)

Fitted with a three piece suite comprising low level WC, pedestal basin and shower. The en-suite also benefits from oak flooring, built in storage cupboard, recessed spotlighting and a heated towel rail.

### Bedroom Two

10'10" x 12'4" (3.31 x 3.78 )

With window to the rear.

### Bedroom Three

16'11" x 7'9" (5.18 x 2.37)

With window to the front and door leading to the en-suite.

### En-suite

6'11" x 7'9" (2.12 x 2.37 )

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

### Bedroom Four

12'8" x 8'3" (3.87 x 2.54)

With window to the front.

### Bedroom Five

8'1" x 7'4" (2.47 x 2.25)

With window to the rear.

### Bathroom

8'2" x 7'0" (2.50 x 2.15 )

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

### Outside

To the front is a lawned garden and a substantial block paved drive providing car standing for several vehicles which in turn leads to the property and a double garage.

To the rear is a garden with block paved patio, planted borders and fenced boundaries.

### Double Garage

18'0" x 17'5" (5.50 x 5.33 )

With two electric doors, power, light and door leading into the hallway.

### Services

The property benefits from mains gas, water, electric and drainage.

Internet, standard, super and ultrafast-see ofcom checker for more details

Mobile-see ofcom checker for more details.



## 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

