

FREEHOLD



Bungalow - Detached

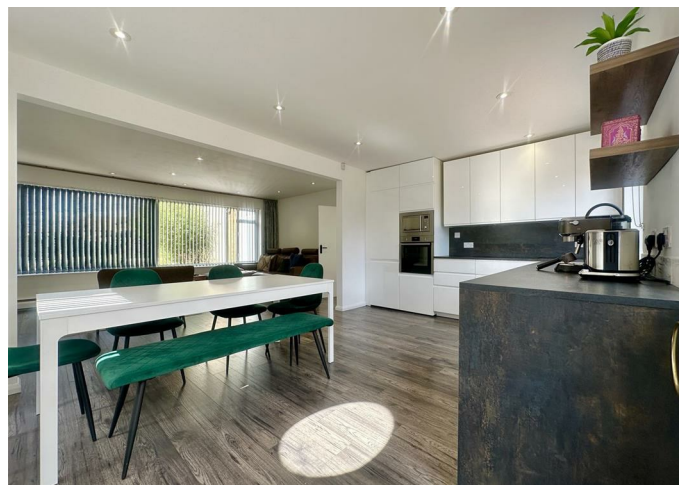
FOSSE WAY, SYSTON,
LEICESTER, LE7 1NG.

PRICE:

£455,000

FEATURES

- Four Bedrooms
- Planning Approved for Two Storey Conversion
- Ready to Move Into
- Viewings By Appointment Only
- Large Garage
- Detached Bungalow
- Large Driveway
- Open Plan Lounge, Kitchen and Diner
- Syston
- Ideal Family Home



 **SETHS**

4 Bedroom Bungalow - Detached located in Leicester

ENTRANCE HALL

26'9" x 6'3"

Features laminate flooring and is accessed via a UPVC door. It provides access to all ground-floor rooms. The space is enhanced with spotlighting, skylighting

LOUNGE

19'0" x 12'5"

Laminate flooring with radiators running along the skirting area. A double-glazed window faces the front aspect, complemented by floor-to-ceiling curtains. Open access into the kitchen and diner.

KITCHEN & DINER

19'0" x 11'7"

Laminate flooring, base and eye-level units, integrated fridge and freezer, integrated microwave and oven, integrated four-ring induction electric burner, integrated extractor within the burner blowing exhaust right outside, and spotlighting. Stainless steel sink, inbuilt dishwasher, double-glazed window facing the rear aspect, double-glazed window facing the side aspect, uPVC doors allowing access into the garden, radiator, storage cupboard, and featured splashback.

BEDROOM ONE

15'4" x 11'11"

Carpeted flooring, radiator, double glazed window facing the front aspect.

BEDROOM TWO

11'11" x 11'1"

Laminate flooring, radiator, double glazed UPVC doors allowing access into the garden, skirting board radiators.

BEDROOM THREE

11'11" x 11'1"

Laminate flooring, inbuilt storage cupboard, radiator, and a double-glazed window facing the side aspect.

BEDROOM FOUR

11'11" x 8'7"

Laminate flooring, a radiator, double-glazed window facing the side aspect.

UTILITY/ W/C

8'0" x 6'5"

Tiled flooring, toilet, wash hand basin, partially tiled walls, base-level unit including space and plumbing for a washing machine and dryer. Double glazed window facing the rear aspect, UPVC door allowing access into the garden, standing radiator, loft access hatch.

FAMILY BATHROOM

Tiled flooring, integrated storage units, wash hand basin, toilet, partially tiled walls, spotlighting, standing radiator, standing shower cubicle with mixer function, double glazed window facing the front aspect.

OUTSIDE

The property sits on a double plot, offering a generous amount of space. A paved driveway provides extensive parking for multiple vehicles. Access to the property is granted via a UPVC door, while metal gates allow entry into the garden, which is large enough to accommodate vehicular access. The property benefits from approved planning permission to be converted into a two-storey dwelling, with further potential to add a dwelling.

To the rear, the property features a spacious paved garden with access to a large garage and an outbuilding, fully equipped with lighting and electrics. The garden is enclosed by wooden fencing along the perimeter, ensuring privacy. A passageway on the opposite side leads to the front of the property, secured by a wooden gate.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: E (Charnwood)

Council Tax Rate: £2,771.82
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband



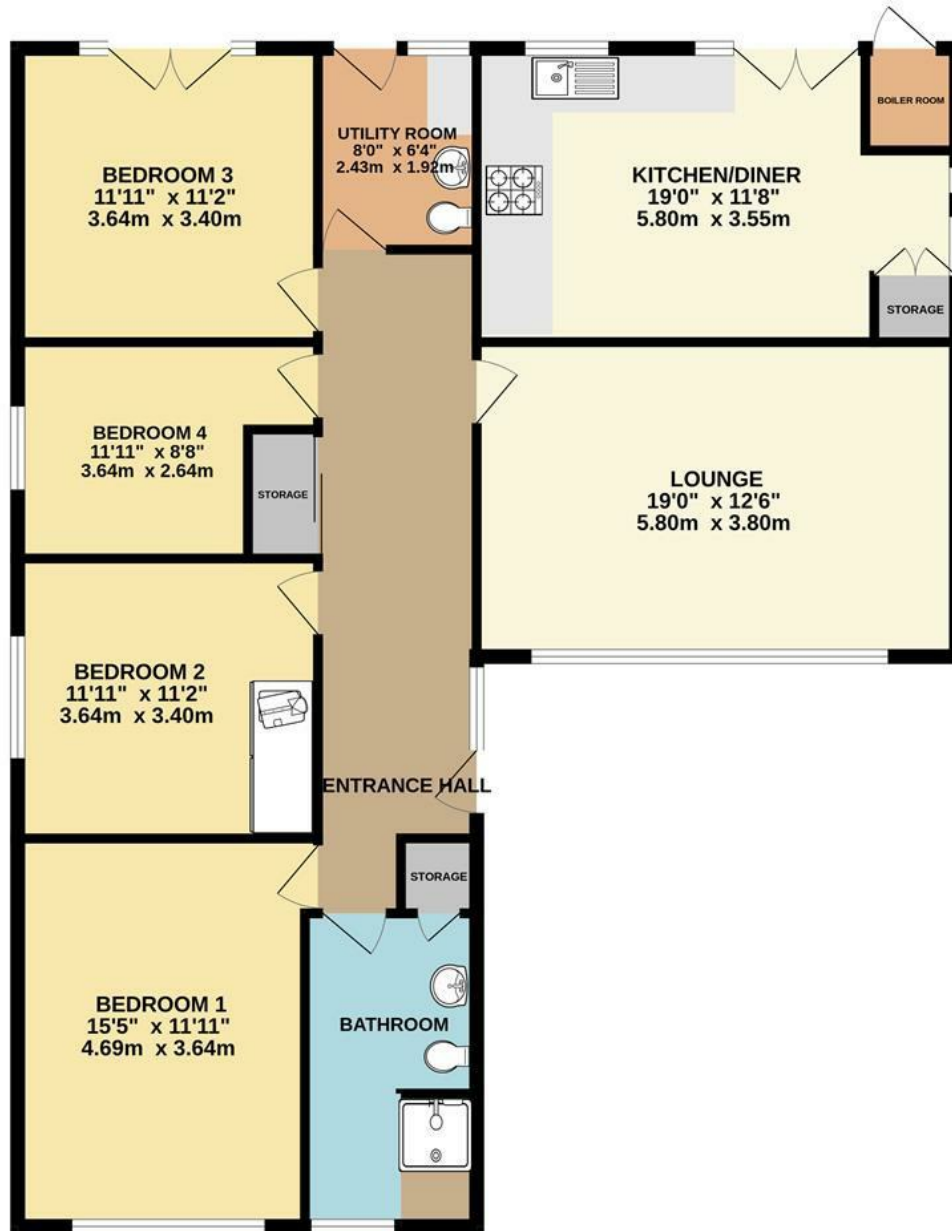


BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD



BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR



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.
Made with Metropix ©2025

Call us on

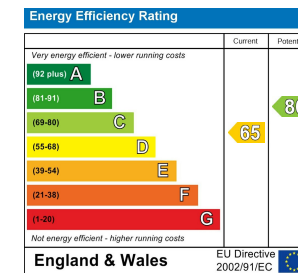
0116 266 9977

sales@seths.co.uk

www.seths.co.uk

Council Tax Band

E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

