
Sinclair
23 Wolfson Close, Syston
Leicester
£500,000

23 Wolfson Close

Syston, Leicester

Four bed detached home on a corner plot with field views, two receptions, open plan kitchen, en-suite master, double garage, ample parking, enclosed garden, and versatile utility room.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Pleasant Fields Views To Front
- Corner End Plot
- Ample Parking & Double Garage
- Four Double Bedrooms
- Master En-Suite
- Two Reception Rooms







Reception Hall
Entrance door leads through to the reception hall. The reception hall offers a pleasant welcome to the property with stairs accessing the first floor (with under stair storage cupboard), UPVC double glazed window with fitted blinds, radiator, further UPVC double glazed window overlooking the garden and doors accessing the downstairs room/WC, living room, separate dining room and the open plan family dining kitchen.

Downstairs WC
Fitted with a white two-piece suite comprising low flush WC and pedestal wash hand basin, radiator and UPVC double glazed window

Living Room
14' 11" x 14' 8" (4.55m x 4.47m)
Two UPVC double glazed windows with fitted blinds with pleasant outlook over fields to front aspect, UPVC double glazed double French patio doors overlooking and accessing the garden, feature central fireplace and radiator.

Dining Room
11' 6" x 10' 1" (3.51m x 3.07m)
UPVC double glazed windows with fitted blinds to two elevations, the front of which overlooks open fields beyond. Radiator.







Open Plan Family Dining Kitchen
22' 5" x 11' 3" (6.83m x 3.43m)
Central hub to the home being open plan with fitted kitchen and dining areas. The fitted kitchen has a one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge worksurface with matching upstand, gas hob with oven under an extractor fan over, plumbing for washing machine, integrated dishwasher and space for a tall standing American style fridge freezer. There are UPVC double glazed windows with fitted blinds to two elevations and UPVC double glazed patio doors overlooking and accessing the rear garden and patio area with pergola.

Landing
The landing its way to four double bedrooms (with ensuite to master) and a family bathroom. There is an airing cupboard and UPVC double glazed window with fitted blinds overlooking the garden. Radiator.

Master Bedroom
19' 10" x 11' 3" (6.05m x 3.43m)
(Minimum Measurement - 3.78m x 3.44m) On the entry to the master bedroom is a space to accommodate wardrobe/cupboards and has access to the en-suite shower room. To the bedroom area there are two UPVC double glazed windows, radiator.

En-suite
The en-suite is fitted with a walk-in shower cubicle with thermostatic shower and shower screening, low flush WC and pedestal wash hand basin. Heated chrome towel rail and UPVC double glazed window.

Bedroom Two
14' 11" x 10' 2" (4.55m x 3.10m)
UPVC double glazed windows to two elevations with the front having a pleasant open outlook over open fields. Radiator.







Bedroom Four
9' 10" x 10' 2" (3.00m x 3.10m)
UPVC double glazed window with pleasant outlook over open fields, built-in wardrobe/cupboard and radiator

Family Bathroom
The family bathroom is fitted with a white three-piece suite comprising panel bath with thermostatic shower over and shower screen screening, low flush WC and pedestal wash hand basin. Heated chrome towel rail and UPVC double glazed window.











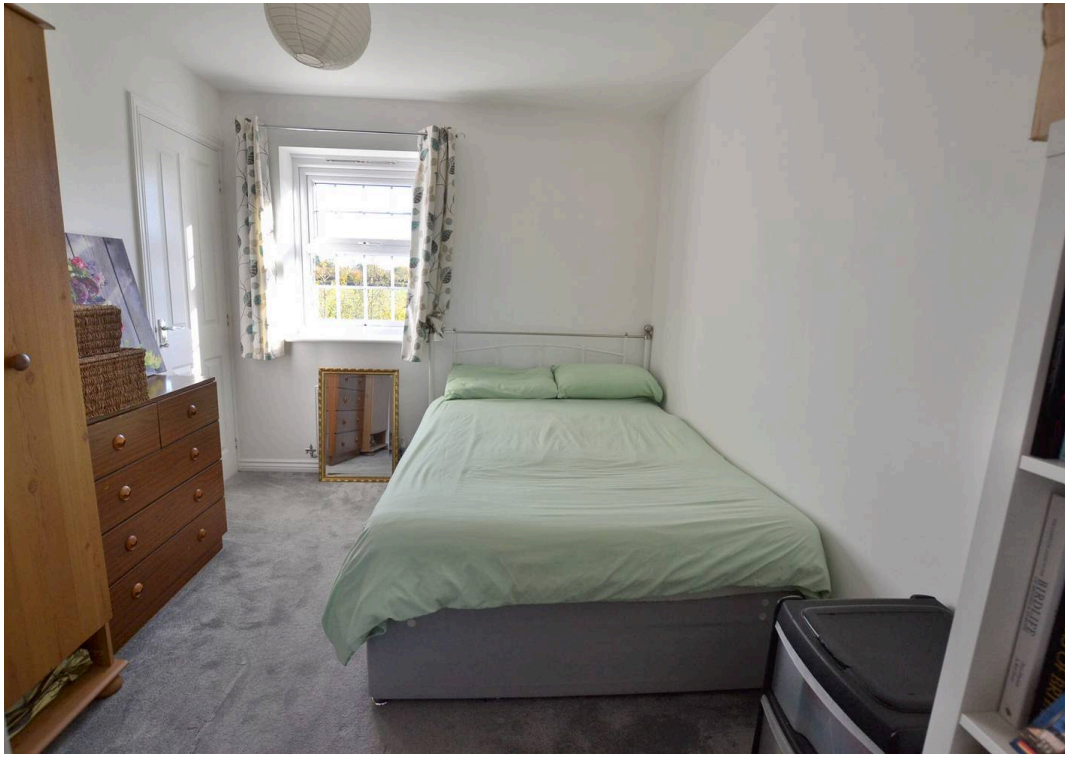


























GARDEN

The Property occupies an enviable position on the edge of the estate enjoying open field views to the front aspect and a generous corner plot. To the front of the property is a block paved driveway providing ample off-road parking with the addition of additional space to the side of the garage (ideal for caravan/motorhome parking). The rear garden has a slabbed patio area with pergola over and a pathway via a lawned area with access to a block paved and slab area accommodating the timber built shed. There is a timber decking area to the corner and access to the double detached garage.

DOUBLE GARAGE

2 Parking Spaces

The spacious double garage is currently used in the main as a workshop with electric light and power, fitted units and work surfaces. There are two up and over doors and rafter roof storage. A Section of the garage has been separated to accommodate a room with electric light, power, work surfaces and wall mounted storage units (with the addition of a water supply this would make a useful utility room). There are separate personal access doors to both the garage and the separate store.

DRIVEWAY

5 Parking Spaces

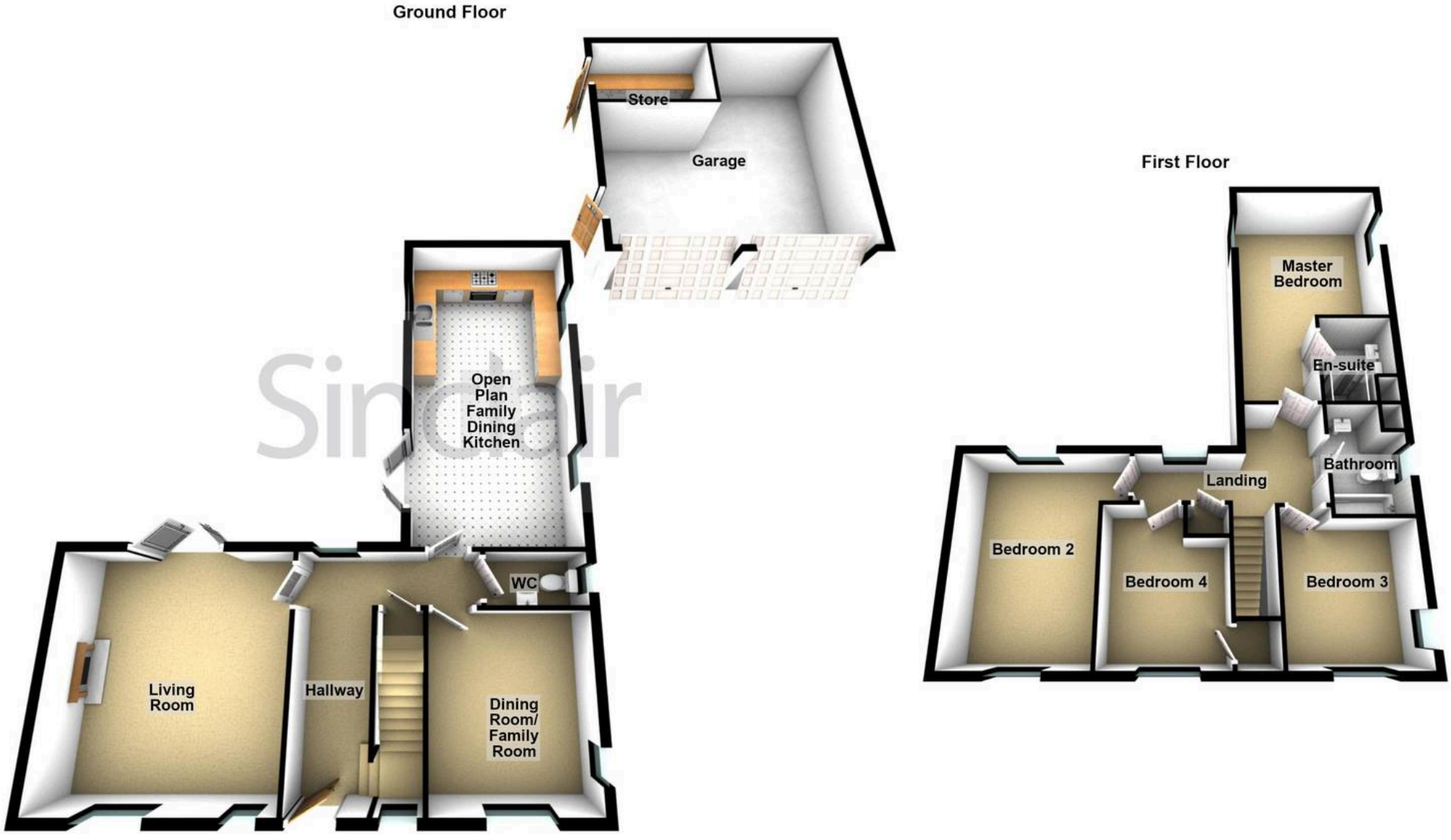
The block paved driveway provides ample parking and has the addition of a further space to the side of the garage.










Ground Floor
Store
Garage
Open Plan Family Dining Kitchen
WC
Living Room
Hallway
Dining Room/ Family Room
First Floor
Master Bedroom
En-suite
Bathroom
Landing
Bedroom 2
Bedroom 4
Bedroom 3



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