



St Columba Way, Syston, LE7

 2  1  1

£220,000



Key Features

- Two bedroom mid town house
- Open plan living downstairs
- Allocated parking space
- Ideal first purchase
- Ideally located for major road links
- Modern fitted kitchen
- EPC rating D
- Freehold





An ideal first-time purchase or buy-to-let investment, this much improved two-bedroom townhouse benefits from a lawned frontage, a landscaped rear garden perfect for outdoor entertaining, and allocated parking. The property enjoys gas central heating and double glazing throughout. The accommodation briefly comprises an entrance hall, a comfortable living room with an open archway leading to a modern re-fitted kitchen diner with range cooker and stairs rising to the first-floor landing. The first floor provides access to two well-proportioned bedrooms and a contemporary family bathroom. Situated in a popular location with excellent access to local amenities and transport links, this attractive home must be viewed early to fully appreciate the accommodation on offer.



Welcome to your new home

Upon entering the home, you are welcomed into an entrance hall, providing the ideal space for coats and shoes. The hallway features wood-effect flooring, a staircase rising to the first floor, and a useful storage cupboard beneath the stairs. A door leads through to the living area.

The living space flows seamlessly into the kitchen-diner, which has been re-fitted with a modern range of wall and base units complemented by stylish work surfaces and brick-effect tiled splashbacks. The kitchen is well equipped with an inset 1.5 bowl sink and drainer, a range cooker with fitted extractor hood, an integrated dishwasher, and space for additional appliances.

A door from the kitchen provides direct access to the garden, making the space ideal for both everyday living and entertaining.

Moving upstairs

Ascend to the first floor, you will find two bedrooms. The master bedroom benefits from having a built in wardrobe with rails. Completing the first floor is the bathroom, fitted with a modern three piece suite comprising a bath with



shower over and screen, pedestal wash hand basin and wc, with complementary tiling. There is also a chrome heated towel rail and an obscure rear elevation window.

Outside

The plot offers a front lawn with a pathway to the front door. There is the potential to transform the front garden into a driveway subject to necessary consent. To the rear is a landscaped lawned garden with fencing to boundaries and two patio areas ideal for outdoor sitting and entertaining. There is also a timber shed and outside tap. Gated access to the side leads to allocated parking which can be accessed under an archway to the side of the property.

Location

System is a vibrant town surrounded by some of the county's most attractive rolling countryside, yet conveniently located just six miles north-east of Leicester city centre. The town offers a wide range of shopping, leisure and recreational facilities, making it a popular place to live.

There is also excellent access to the M1 motorway and M69 motorway networks, along with convenient links to the nearby Fosse Park retail and leisure destination.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

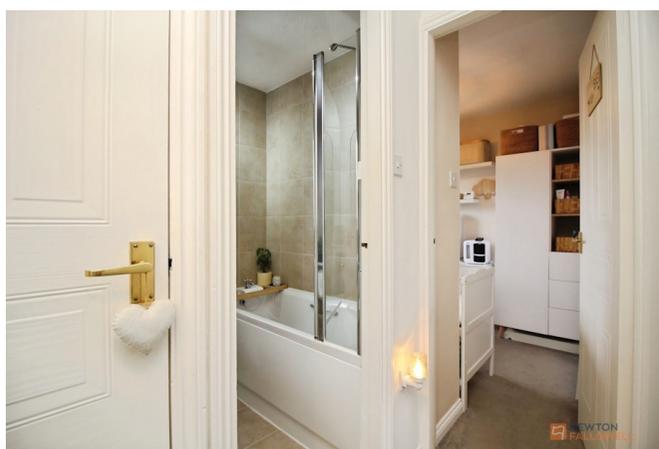
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

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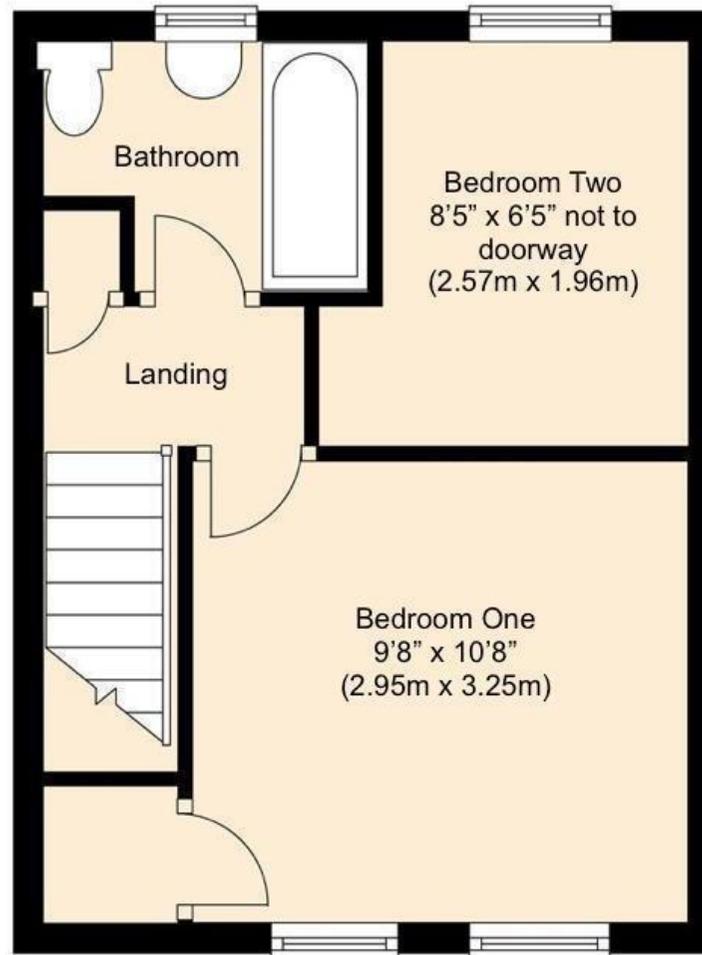
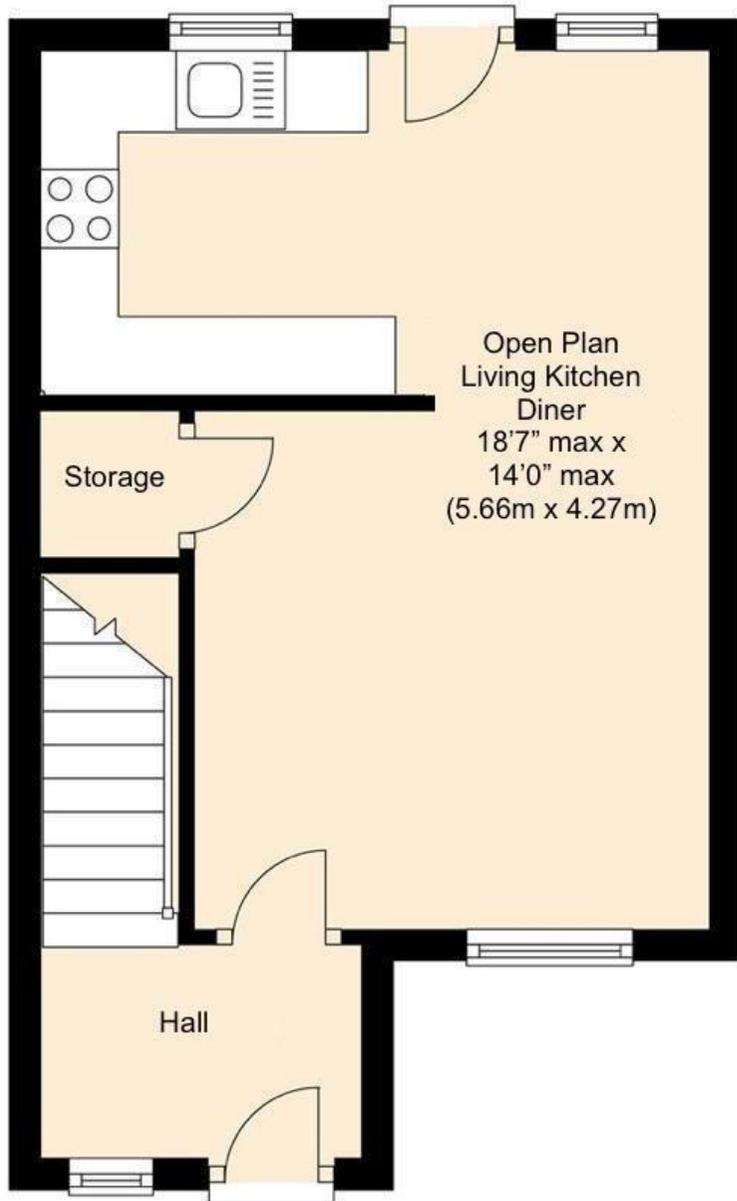
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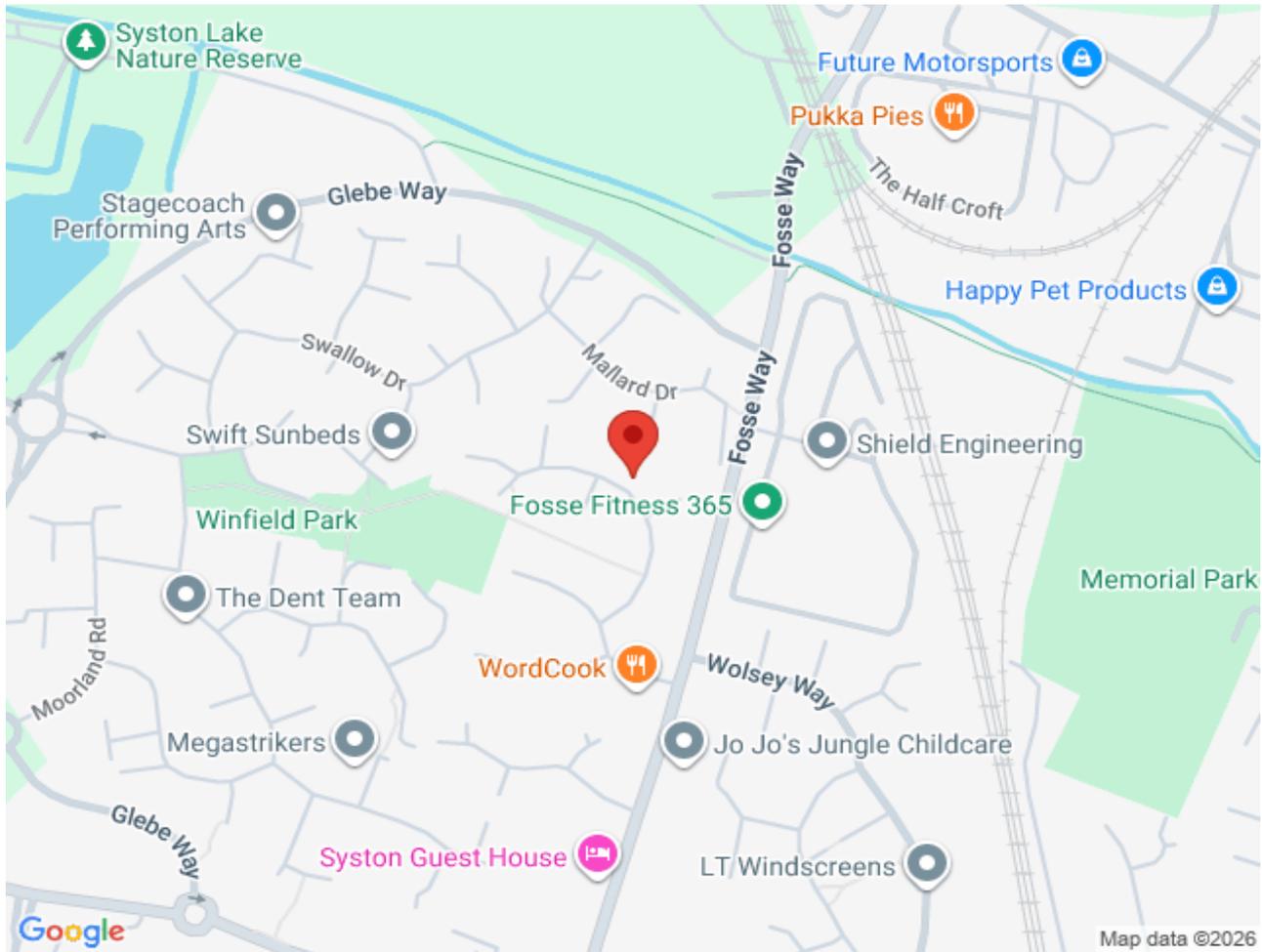
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