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Taylors
Property Services

Ruskin Avenue, Syston, LE7

£269,950



- EXTENDED DETACHED HOME
- FOUR BEDROOMS
- GARAGE AND PARKING
- CONSERVATORY & PLAYROOM
- WELL PRESENTED THROUGHOUT
- ENSUITE TO MASTER BEDROOM
- RECENTLY IMPROVED BY CURRENT OWNERS
- GAS CENTRAL HEATING & DOUBLE GLAZING

To view this property call our viewing hotline on 0116 269 7266

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TAYLORS PROPERTY SERVICES ARE DELIGHTED TO OFFER THIS STUNNING, EXTENDED, FOUR BEDROOM DETACHED WITH GARAGE AND PARKING, LOCATED ON A PRIVATE ROAD IN THE POPULAR TOWN OF SYSTON. This well presented family home has been updated to a very high standard by the current owners and must be viewed internally to really appreciate the calibre of property on offer. The well planned accommodation comprises to the ground floor; entrance porch, lounge, contemporary kitchen diner with under floor heating, conservatory, wc and playroom with access to integral garage. The first floor comprises of; a master bedroom with fitted wardrobe area and stylish ensuite shower room, two further double bedrooms, a single bedroom/nursery and fitted three piece family bathroom. The property further benefits from gas central heating, double glazing, an enclosed rear garden, parking and garage. Located in a very popular development within Syston, this beautiful home sits in a private quiet cul de sac, a short distance from Syston town centre where a wide range of local facilities and amenities can be found. Call Taylors on 0116 2697266 at your earliest convenience to book your viewing so not to miss out on this must have home.

Entrance Porch - 5'6" x 3'11" **(1.68m x 1.19m)**

Radiator, UPVC double glazed window and front door.

Lounge - 11'6" x 15'3" (3.51m x 4.65m)

UPVC double glazed window, radiator, TV point and is complemented with a carpet.

Kitchen/Diner -

Kitchen/diner has a stainless steel sink and drainer, electric hob with extractor fan over, built in oven, integrated appliances such as fridge and freezer, surfaces with drawers and cupboards under and wall mounted eye level cupboards over. The kitchen also benefits from a remote control light and under floor heating. There is also a patio door leading into the conservatory.

Conservatory - 11'9" x 8'3" **(3.58m x 2.51m)**

UPVC double glazed window, TV point radiator, remote controlled lighting and also benefits from a pitched roof.

Play Room - 9'6" x 10'4" (2.90m x 3.15m)

UPVC double glazed patio door into garden, radiator and has Astroturf flooring.

WC - 4'9" x 3'8" (1.45m x 1.12m)

Pedestal wash hand basin, WC, radiator and extractor fan.



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Integral Garage - 16'9" x 9'6" **(5.11m x 2.90m)**

Plumbing for automatic washing machine, space for a tumble dryer and a small meter cupboard.

Master Bedroom - 21'1" x 9'3" **(6.43m x 2.82m)**

UPVC double glazed window, radiator, TV point, built in wardrobe area and access to an en-suite.

En-Suite - 9'5" x 6'5" (2.87m x 1.96m)

WC, pedestal wash hand basin, shower cubicle, UPVC double glazed window and has a tiled floor.

Bedroom Two - 11'8" x 8'5" **(3.56m x 2.57m)**

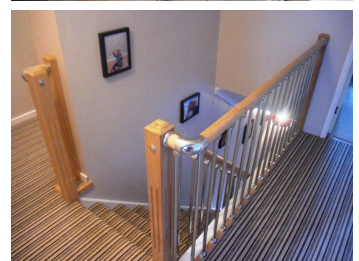
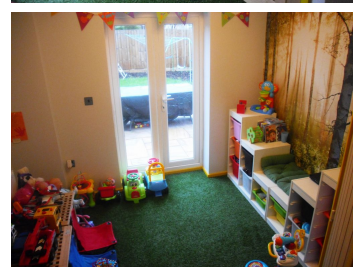
UPVC double glazed window radiator, built in wardrobes and is laid with a carpet.

Bedroom Three - 10'2" x 8'6" **(3.10m x 2.59m)**

Radiator and UPVC double glazed window.

Bedroom Four - 6'6" x 8'5" **(1.98m x 2.57m)**

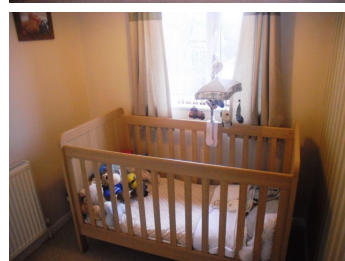
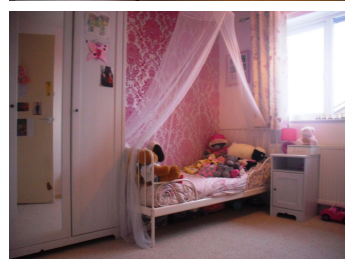
Small built in cupboard, UPVC double glazed window and radiator.



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Bathroom - 6'6" x 6'2" (1.98m x 1.88m)

Heated towel rail, WC, pedestal wash hand basin, bath with shower over, tiled floor UPVC double glazed window.





For illustrative purposes only. Not to Scale. Plan indicates property layout only.
Made with SketchUp 8/2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	82
England & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.