



Hungarton Drive, Syston, LE7



4



2



2

£400,000



Key Features

- Four well proportioned bedrooms
- Detached family home
- Extended kitchen diner
- Ground floor shower room
- Desirable cul de sac position
- Gas central heating and double glazing
- EPC rating C
- Freehold





Having been occupied by the same owners for 24 years, fall in love with this well proportioned and much improved four bedroom detached property offering an exciting and rare opportunity for those in search of a family home in Syston which enjoys a desirable cul de sac position. Boasting gas central heating and double glazing, the accommodation includes an entrance porch, two reception rooms, ground floor shower room, conservatory, breakfast kitchen and lean-to. Upstairs you will find four bedrooms and a contemporary bathroom. The plot features a driveway to the front giving access to a single garage, with a mainly laid to lawn garden to the rear oozing a particularly private feel. Providing the scope for extension (subject to necessary planning consent) an early viewing is highly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed by an entrance porch, providing a practical space for coats and shoes. The ground floor offers two well-proportioned reception rooms, ideal for both everyday living and entertaining.

The conservatory is a wonderful addition, offering further versatile living space with dual-aspect glazing and direct access to the rear garden. A particular highlight of the home is the extended breakfast kitchen, fitted with a range of wall and base units complemented by work surfaces over. It also features a built-in oven, hob with extractor hood, space for two appliances, and an inset 1.5 bowl sink with drainer. There is ample room for a dining table and chairs, and a door leads through to a useful lean-to.

Completing the ground floor is a modern shower room.

Moving upstairs

Ascend to the first floor, where a light and airy, carpeted landing provides access to four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes, offering convenient storage. The family bathroom is fitted

with a three-piece suite, comprising a corner bath with shower over, wash basin, and WC, all complemented by tasteful tiling.

Outside

Occupying a cul de sac position, another particular feature to the property is the plot firstly offering a driveway to the front providing off road parking and giving access to the single garage. To the rear is a mainly laid to lawn rear garden featuring a variety of plants, shrubs and trees. With a patio area ideal for outdoor entertaining and fencing to boundaries.

Location

Syston is a town just to the north of Leicester offering extensive local shopping and schooling facilities. With a vibrant local community, the village is ideally placed for fast access to Leicester, Melton Mowbray, Loughborough and the A46 western bypass directly to the M1.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. 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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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g.





Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

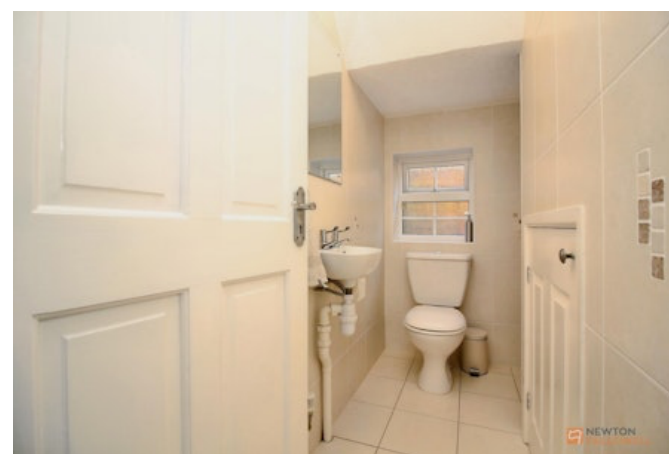
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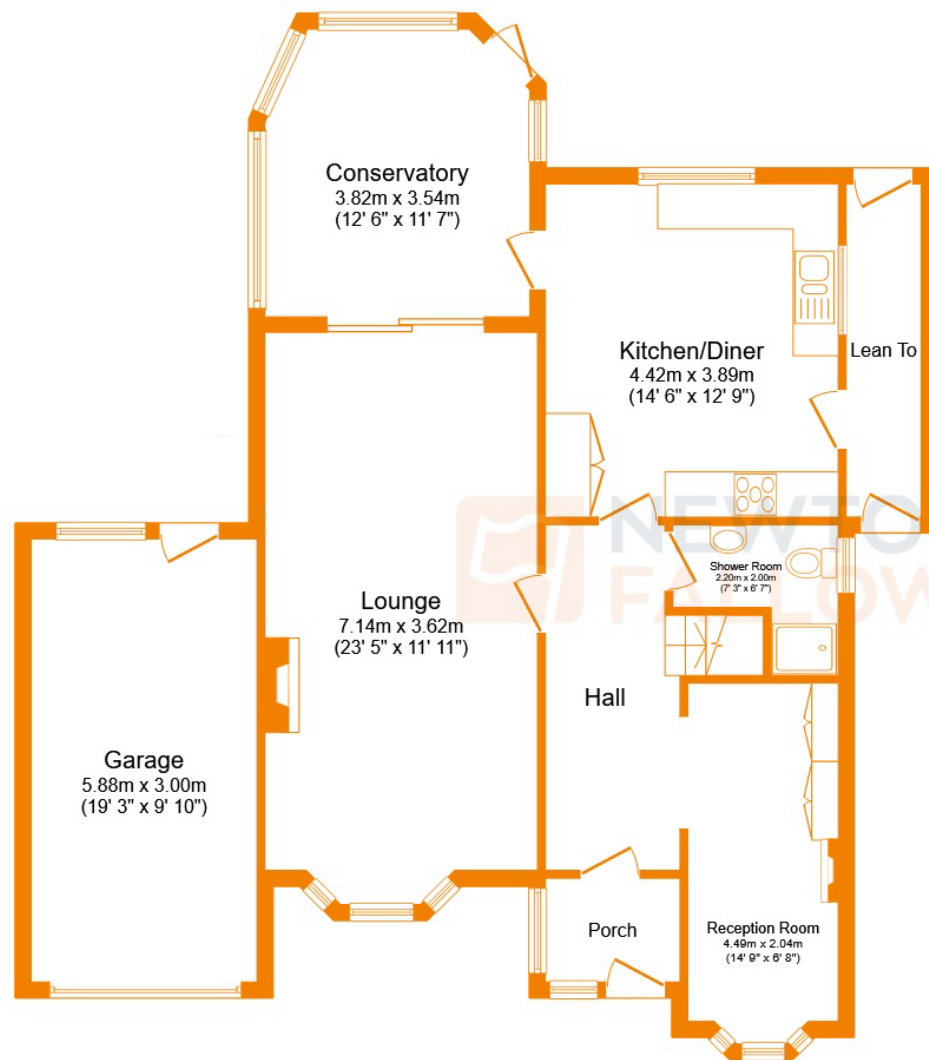
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Ground Floor



First Floor

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