

FOR SALE

**John Frear Drive
Syston, Leicester
LE7 2DN**



ASKING PRICE: £525,000

- A Beautifully Presented & Turnkey, Bay Fronted, Four Bedroom Detached Family Home
- Located Within The Sought After Area of Syston, Within Easy Reach of Local Amenities
- Excellent EPC Rating A, Solar PV & Battery Storage, Solar Optimised Zappi EV Charger
- Ideal For Families
- Offered With No Chain
- Entrance Hall, Lounge, Open Plan Kitchen Diner, Utility Room, WC & Study
- Four Bedrooms & Family Bathroom – Master Bedroom With En-suite Shower Room
- Insulated Garden Room With Mains Power & WIFI
- Landscaped Garden & Exterior Lighting
- Double Garage With Boarded Roof Storage
- Parking For 5-6 Vehicles



Location

Situated on John Frear Drive, which is off Barkby Lane, within the popular residential area of Syston, this property is well placed for a range of everyday amenities include local shops, supermarkets, schools and leisure facilities. Syston Railway Station is approximately 1 mile from the property which offers regular services to Leicester and Nottingham. Syston Town Centre is within easy reach, offering a wide selection of shops, cafes and services. The area also benefits from excellent transport links, with convenient access to the A607 and A46.

Description

A superbly presented, bay fronted, four-bedroom detached family home, offering turnkey accommodation, excellent parking and storage, and an impressive EPC Rating A. Recently decorated throughout, this property is ready to move straight into and is offered with no onward chain.

Situated on a quiet residential street with easy access to Syston's local amenities, the property provides well-proportioned accommodation which is ideal for families. The ground floor offers a welcoming entrance hall, spacious lounge, open-plan kitchen/diner, utility room, study and WC. To the first floor are four bedrooms, including a master bedroom with an en-suite and built in wardrobes, alongside a family bathroom.

Externally, the property benefits from a generous driveway with parking for five to six vehicles, together with a double garage. The garage has light and power, and has fully boarded roof storage, whilst the main house loft is also fully boarded. The landscaped rear garden features a refurbished garden room suitable as a home office or leisure area, with mains power, Wi-Fi access and insulation.

The property's standout features are its excellent energy efficiency, boasting an EPC Rating A, ten-panel solar PV with battery storage (both of which are proven to significantly reduce household energy costs), a Zappi EV charger with solar-optimised charging, an insulated loft and garage roof, Hive smart heating, integrated alarm system and fingerprint entry locks.

Entrance Hall

Double glazed door to front, LVT flooring, radiator, power points, pendant light fitting, stairs to first floor, doors to:

Lounge - 9' 7" x 15' 3" (2.92m x 4.64m)

Double glazed bay window to front, LVT flooring, radiator, power points, pendant light fitting, doors to:

Open Plan Kitchen/Diner - 24' 8" x 9' 6" (7.51m x 2.89m)

Double glazed French doors and windows to rear, wall mounted units, base units and drawers, integrated oven with four burner gas hob with extractor fan over, stainless steel sink with drainer and mixer tap over, integrated dishwasher, integrated fridge/freezer, LVT flooring, radiator, power points, spotlights.

Utility Room

Double glazed door to side, wall mounted units, base units and drawers, stainless steel sink with drainer and mixer tap over, space for washer/dryer, LVT flooring, radiator, power points, pendant light fitting.

Study - 8' 3" x 11' 6" (2.51m x 3.50m)

Double glazed bay window to front, built in desk, storage and shelving, LVT flooring, radiator, power points, pendant light fitting.

WC - 4' 5" x 3' 9" (1.35m x 1.14m)

Low level WC, wash hand basin with mixer tap, LVT flooring, radiator, pendant light fitting, extractor fan.

First Floor Landing

Access to loft, radiator, pendant light fitting.

Bedroom One - 16' 5" x 9' 5" (5.00m x 2.87m)

Two double glazed windows to front, built in wardrobes, radiator, power points, pendant light fitting, access to:

En-suite Shower Room - 8' 2" x 6' 11" (2.49m x 2.11m)

Double glazed window to front, low level WC, wash hand basin with mixer tap over, walk-in shower, LVT flooring, heated towel rail, tile splashback surrounds, extractor fan, pendant light fitting.

Bedroom Two - 8' 8" x 11' 7" (2.64m x 3.53m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 8' 0" x 8' 3" (2.44m x 2.51m)

Double glazed window to rear, built in storage, radiator, power points, pendant light fitting.

Bedroom Four - 7' 6" x 8' 3" (2.28m x 2.51m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Family Bathroom - 5' 2" x 7' 11" (1.57m x 2.41m)

Double glazed window to side, panelled bath with shower over, low level WC, wash hand basin with mixer tap, tile splashback surrounds, LVT flooring, heated towel rail, extractor fan, spotlights.

Garden Room

Formerly a summer house, fully refurbished with mains power, insulated, WIFI access. Suitable for home office or leisure use.

Garage

Double garage with fully boarded roof storage, insulated, light and power.

Outside

Driveway with car parking for 5 to 6 vehicles, exterior lighting, Zappi EV charger with solar optimised charging and smart load balancing, landscaped rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Band A.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Charnwood Borough Council.

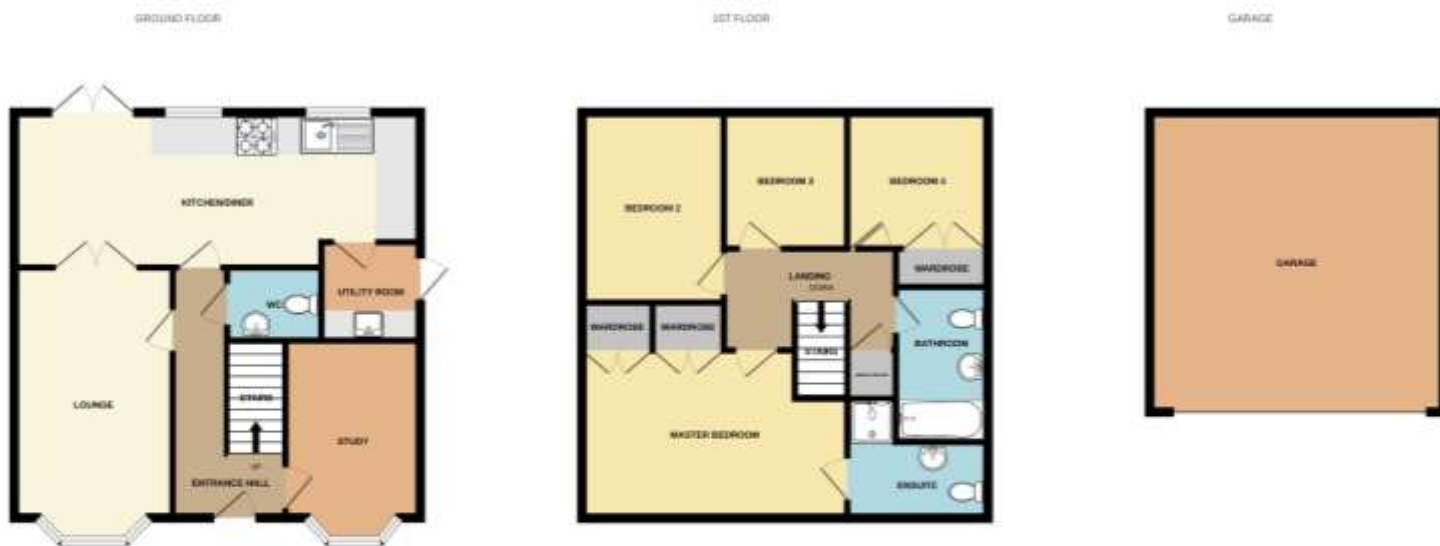
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