



Holmdale Road, Syston
Leicester, Leicestershire, LE7 2JN



Holmdale Road, Syston Leicester, Leicestershire, LE7 2JN Offers In Excess Of £325,000

Boasting an extension to the rear creating a fabulous open plan living kitchen diner, fall in love with this characterful three bedroom semi detached home enjoying a cul de sac position along this popular road, perfect for growing families. The double glazed and gas centrally heated accommodation includes an entrance hall, bay fronted living room, aforementioned open plan living kitchen diner with built in appliances and bi-folding doors, first floor landing, three bedrooms and a bathroom, all set within a plot which enjoys the use of a driveway to the front and a larger than average garden at the rear not overlooked from beyond. Situated within walking distance to the train and bus stop, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall is presented with wood effect flooring and offers a staircase rising to the first floor, stylish panelling, central heating radiator and a useful storage cupboard. Doors lead to the reception room and open plan living kitchen diner.

Lounge

11'4" not into bay x 12'11" max (3.46m not into bay x 3.94m max)

Enjoying light provided by a walk in bay window to the front elevation, the reception room is presented with wood flooring and offers a central heating radiator.



Open Plan Living Kitchen Diner

20'9" max x 25'1" max (6.34m max x 7.65m max)

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. The kitchen area is fitted with a contemporary range of wood wall mounted and base units with complementary Quartz work surfaces over, matching splashbacks and soft closing drawers. Features include a built in combi 'Bosch' oven, second built in 'Bosch' oven, 'Lamona' hob with extractor hood above, inset sink with countertop drainer and mixer tap, integrated fridge freezer and dishwasher. There is also three velux windows, rear elevation window, spotlighting, wood effect flooring, central heating radiator and bi-folding doors leading to the larger than normal rear garden. A door leads through to the:

Garage

15'3" x 9'3" (4.67m x 2.84m)

With light, power, wall mounted boiler and an electric door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the loft space with boarding, ladder and a light.

Bedroom One

11'8" x 11'2" max (3.56m x 3.42m max)

A double room enjoying views of the larger than normal rear garden, with carpet flooring, central heating radiator, picture rails and a characterful cast iron fireplace.

Bedroom Two

11'5" x 10'3" max (3.49m x 3.14m max)

Another double room offering a window to the front elevation, with carpet flooring, picture rails, central heating radiator and a characterful cast iron fireplace.

Bedroom Three

8'0" x 8'5" (2.44m x 2.59m)

A practical third bedroom offering a window to the front elevation, with carpet flooring and a central heating radiator.

Family Bathroom

8'0" x 7'6" (2.45m x 2.29m)

Fitted with a three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and wc, with a heated towel rail, built in cupboard and a window to the side elevation.

Outside

Set along this popular road consisting of traditional properties, the plot offers a gravelled driveway to the front providing off road parking and giving access to the garage. Another focal point of the accommodation is the larger than normal mainly laid to lawn garden not overlooked from beyond with a patio area adjacent to the accommodation ideal for outdoor entertaining. There is also two sheds.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.



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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

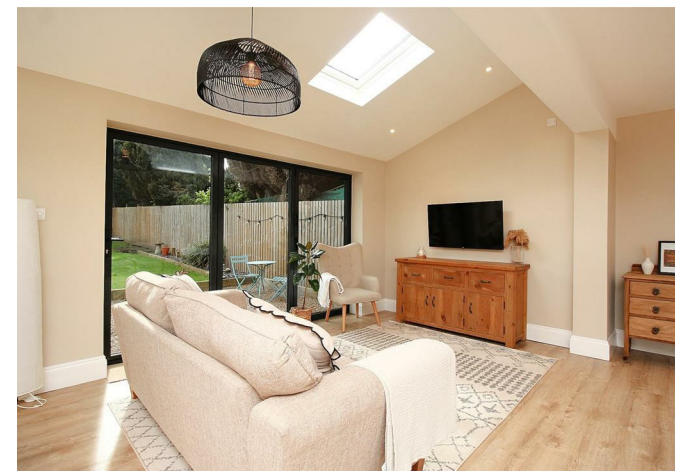
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
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