



Mostyn Avenue, Syston
Leicester, Leicestershire, LE7 2ES



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£280,000**

Extended to the rear, fall in love with this two double bedroomed detached bungalow ideal for those looking to downsize from a larger family home or first time buyers. Benefiting from gas central heating, the layout includes an entrance hall, enlarged lounge diner, kitchen, lean-to/utility area, two double bedrooms and a bathroom. The plot offers a driveway to the front giving access to the carport, with a particularly private garden to the rear. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
025-35 kWh A		002 plus A	
(35-45) B		(01-01) B	
(45-55) C		(02-02) C	
(55-65) D		(03-03) D	
(65-75) E		(04-04) E	
(75-85) F		(05-05) F	
(85-95) G		(06-06) G	
(95-100) G		(07-07) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

A door to the side opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a useful built in cupboard and a central heating radiator.

Extended Lounge Diner

19'2" x 11'11" (5.86m x 3.65m)

Enlarged by an extension to the rear, the reception room offers plenty of space for both comfortable sitting and formal dining. With carpet flooring, gas fireplace, two central heating radiators, wall lights and doors which open out into the rear garden.

Kitchen

11'0" x 11'6" (3.36m x 3.52m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Candy' oven and grill, 'Smeg' four ring gas hob with extractor hood above, integrated fridge and dishwasher and a wine rack. With tiled flooring, central heating radiator, side elevation window and a door to the:

Lean-to/Utility Area

6'3" x 10'2" (1.91m x 3.11m)

Currently being utilised as a storage area with space for appliances. With tiled flooring, dual aspect glazing and access to the garden.

Bedroom One

11'8" not into bay x 12'11" (3.58 not into bay x 3.95m)

A double room offering a walk in bay window to the front elevation, with carpet flooring, coved ceiling, central heating radiator and carpet flooring.

Bedroom Two

11'4" x 10'5" (3.46m x 3.20m)

A double room offering a window to the front elevation, carpet flooring and a central heating radiator.

Bathroom

8'5" x 8'3" (2.59m x 2.52m)

Fitted with a four piece suite comprising a shower cubicle, bath, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a heated towel rail, spotlighting, built in cupboard and a window to the side elevation.

Outside

A particular selling feature of the accommodation is the plot offering a driveway to the front providing off road parking and giving access to the carport. The rear garden is particularly private not overlooked from beyond with a raised decking area, timber shed and synthetic lawn.

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.

Viewing Arrangements

Viewings are strictly by appointment only.

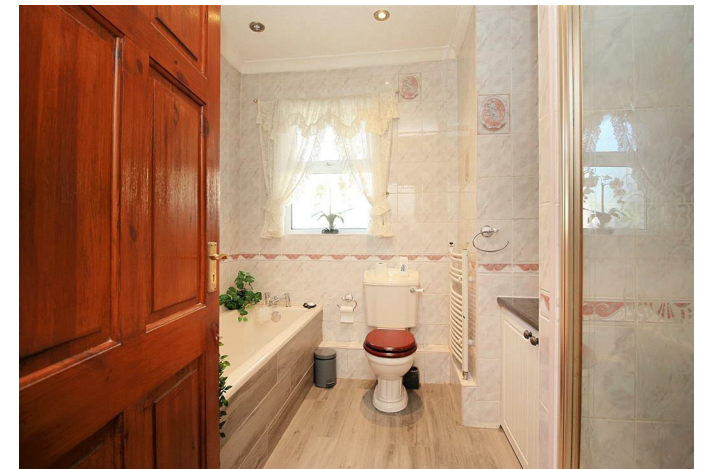


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Making an Offer

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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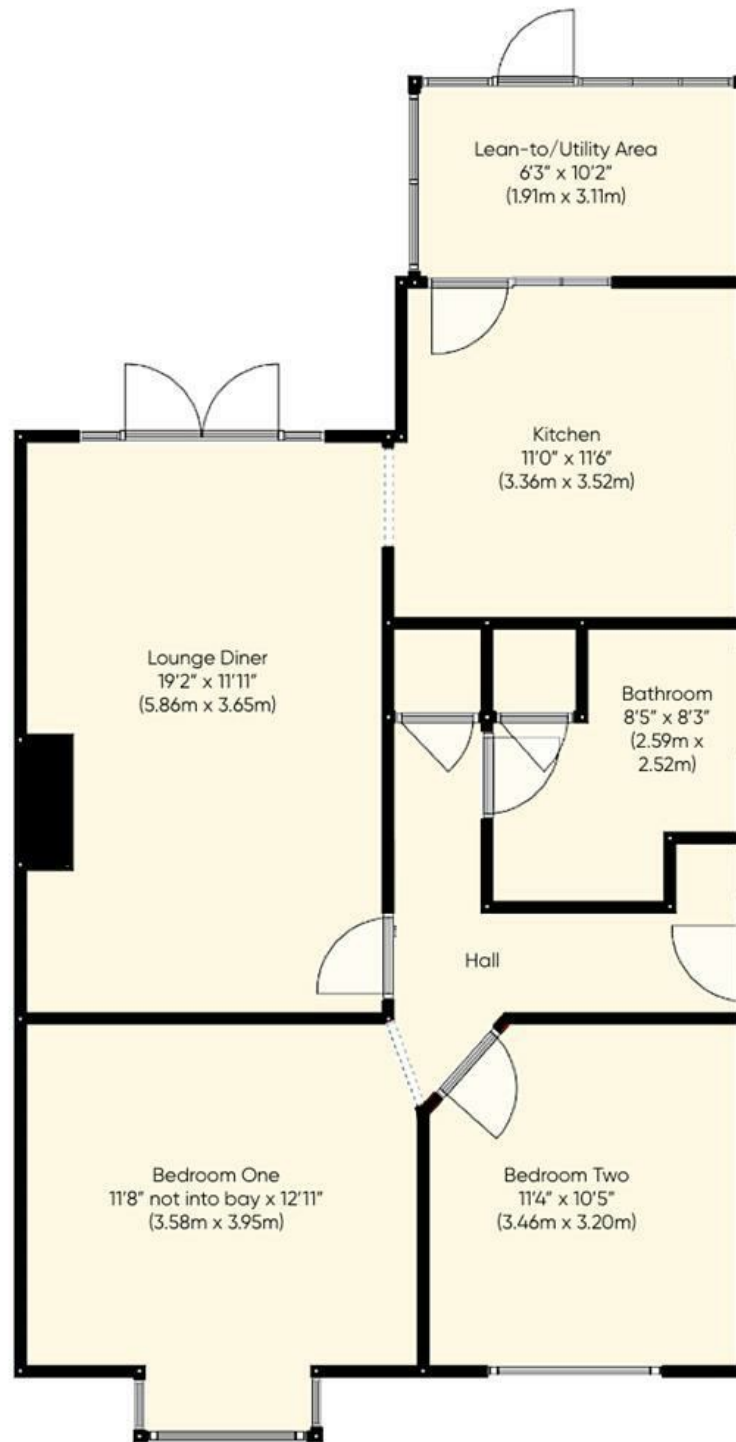
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