



**Paddock View, Syston**  
Leicester, Leicestershire, LE7 1YS

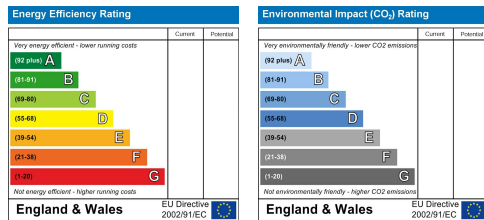


# Paddock View, Syston

## Leicester, Leicestershire, LE7 1YS

### £279,950

Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with much improved three bedroom semi detached home occupying a tucked away cul de sac position, ideal for growing families or those in search of their first home. Boasting an upgraded central heating boiler, the accommodation includes an entrance hall, modernised breakfast kitchen, lounge and a conservatory extension, with stairs rising to the landing which gives access to three bedrooms and a contemporary bathroom. The plot offers a driveway to the front leading to an attached garage, with a lawned garden to the rear. An early viewing is highly recommended to truly appreciate the size and condition of the accommodation on offer.



### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor, column radiator and wood effect flooring. Doors lead to the kitchen and lounge.

#### Breakfast Kitchen

13'0" x 8'5" (3.97m x 2.57m)

A particular selling feature of the accommodation is the contemporary kitchen re-fitted with a range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset sink and drainer, 'Beko' oven and grill, 'Beko' hob and an integrated dishwasher and fridge. With a window to the front elevation, spotlighting, column radiator and a door to the garage.

#### Lounge

12'0" x 14'7" (3.67m x 4.47m)

Positioned around a feature fireplace, with carpet flooring, central heating radiator and a TV point. Sliding doors lead to the:

#### Conservatory

8'11" x 11'3" (2.73m x 3.45m)

With dual aspect glazing and double doors opening out into the rear garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard and a hatch to the loft space.

#### Bedroom One

14'8" x 8'4" (4.49m x 2.56m)

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

#### Bedroom Two

9'9" x 8'5" (2.98m x 2.57m)

With a window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Three

8'1" x 5'10" (2.47m x 1.80m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

#### Bathroom

6'10" x 5'10" (2.09m x 1.79m)

Fitted with a contemporary three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with tiled walls, heated towel rail and a window to the front elevation.

#### Outside

Occupying a set back cul de sac position, the plot offers a driveway to the front providing off road parking and giving access to the garage. To the rear is a lawned rear garden enclosed by fencing and featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

#### Garage

22'0" x 12'7" (6.72m x 3.85m)

With an electric door to the front, light, power, space for appliances, rear access door and a built in workshop area.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. 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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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.

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