



Pine Drive, Syston

Leicester, Leicestershire, LE7 2PZ



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£310,000

Perfectly positioned within short walking distance of Merton Primary School, this three bedroom property has been modernised by the current owners to create a home ideal for a couple or growing family. The gas centrally heated layout includes an entrance hall, lounge diner and a modern kitchen, with the first floor offering three bedrooms and a contemporary shower room. The plot offers a driveway to the front leading to a garage, with a mainly laid to lawn garden to the rear. Situated within a sought after location and boasting the potential for extension subject to necessary consent, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator, spotlighting and a useful cloaks cupboard. A solid wooden door leads to the:

Lounge Diner

20'11" x 14'2" (6.40m x 4.32m)

Affording plenty of space for both comfortable sitting and formal dining, the reception room offers a window to the front elevation with fitted blinds, two central heating radiators and patio doors leading to the lawned rear garden. Open access leads through to the:

Kitchen

7'10" x 9'6" (2.41m x 2.90m)

Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and soft closing drawers. Features include a built in 'Neff' Pyrolytic oven, 'Neff' hob with fitted extraction hood above, built in 'Zanussi' microwave, inset 1.5 sink and drainer, space for washing machine and an integrated 'Electrolux' dishwasher. With a window to the rear elevation, spotlighting, built in cupboard and a side access door.



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.

Bedroom One

10'2" x 10'5" (3.12m x 3.20m)

A double room enjoying views of the rear garden through a double glazed window with fitted blinds, with carpet flooring, central heating radiator and wardrobes (included).

Bedroom Two

10'5" x 7'4" (3.19m x 2.24m)

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

Bedroom Three

7'6" x 7'0" (2.31m x 2.15m)

With a window to the front elevation with fitted blinds, useful built in cupboard, carpet flooring and a central heating radiator.

Shower Room

7'9" x 6'4" (2.37m x 1.95m)

Fitted with a modernised three piece suite comprising a shower, wash hand basin and wc, with tiled flooring, shaver point, built in cupboard and a rear elevation window.

Outside

Located within a popular location, the plot firstly offers a gravelled driveway providing off road parking giving access to the garage. To the rear is a mainly laid to lawn garden enjoying a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries, outside tap, shed and greenhouse.

Garage

19'5" x 8'2" (5.94m x 2.50m)

With light, power, side access door, rear elevation window and an up and over door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(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		
England & Wales		EU Directive 2002/91/EC



