



Pembroke Avenue, Syston
Leicester, Leicestershire, LE7 2BZ

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Chain Free £280,000

Enjoying an extension to the rear, walk in and be surprised by this three bedroom semi detached property ideal for growing families being within walking distance to Merton Primary School and park. The gas centrally heated layout includes an entrance porch and hall, lounge through to the dining room, kitchen, first floor landing, three bedrooms and a bathroom. The property occupies an enviable plot with a driveway, single garage and front and rear lawned gardens. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			66
(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			
(92-100) 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	



Accommodation

Sliding door leads to the:

Entrance Porch

With a door leading to the:

Entrance Hall

Presented with wood effect flooring, the entrance hall gives access to some of the downstairs accommodation, with a useful storage cupboard, central heating radiator and a staircase rising to the first floor.

Lounge

15'8" x 10'8" (4.78m x 3.25m)

Enjoying light provided by a window to the front elevation, the primary living space is presented with wood effect flooring and a central heating radiator. Open access leads through to the:

Dining Room

9'7" x 8'5" (2.92m x 2.57m)

Perfect for formal dining, there is a central heating radiator, wood effect flooring and a sliding patio door to the garden.

Kitchen

9'10" x 8'2" (3.00m x 2.49m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer and space for appliances. With a window to the rear elevation and a side door to the garage.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, built in cupboard housing the Baxi central heating boiler, coving and a hatch to the loft space.

Bedroom One

11'3" not into robes x 9'8" (3.43m not into robes x 2.95m)

Enjoying the use of built in wardrobes, bedroom one offers a window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Two

10'8" x 9'7" max (3.25m x 2.92m max)

Another double room offering a window to the front elevation, with a window to the rear elevation, carpet flooring, built in wardrobes and a central heating radiator.

Bedroom Three

8'2" x 7'1" (2.49m x 2.16m)

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

Bathroom

5'6" x 7'2" (1.68m x 2.18m)

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

Outside

A particular selling feature of the accommodation is the plot offering a front lawn with a driveway to the side providing off road parking and leading to the attached garage. To the rear is a mainly laid to lawn garden with a decking area adjacent to the accommodation ideal for outdoor entertaining and fencing to boundaries.

Garage

28'4" x 8'3" (8.64m x 2.51m)

With doors to the front, light, access to useful store cupboard, rear access door and access to the original garage measuring 17'8" x 9'5" and offering dual glazing, light and power.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough 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.

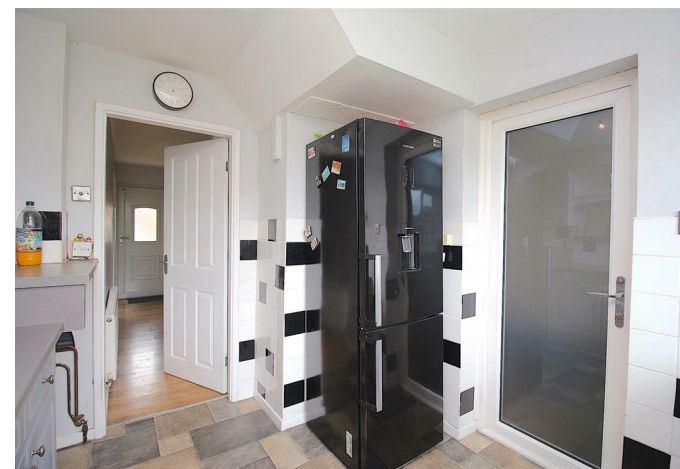
Viewing Arrangements

Viewings are strictly by appointment only.

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