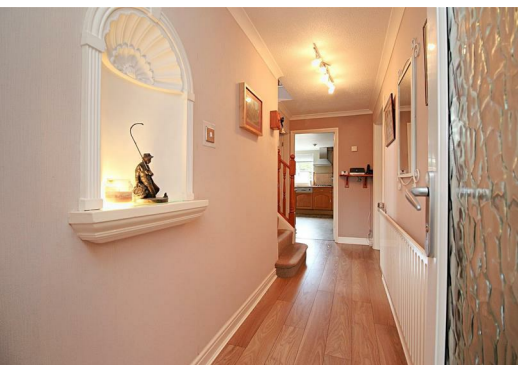




## Hungarton Drive, Syston

Leicester, Leicestershire, LE7 2AU

£475,000



Boasting a two storey extension to the rear, fall in love with this four bedroom detached property offering an exciting and rare opportunity for those in search of a family home in Syston which enjoys a desirable cul de sac position. Boasting an upgraded central heating boiler, the accommodation includes an entrance hall and porch, lounge diner, garden room, kitchen diner, utility room and ground floor wc. Upstairs you will find four bedrooms and a bathroom. The plot features a driveway to the front giving access to a double integral garage, with a particularly private garden at the rear. Providing the scope for extension (subject to necessary planning consent) as well as a driveway and double integral garage. An early viewing is highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Presented with wood effect flooring, there is a central heating radiator, ceiling coving and a door leading to the:

#### Entrance Hall

With a staircase rising to the first floor, coving, central heating radiator and doors to some of the downstairs accommodation.

#### Downstairs Cloakroom/WC

Fitted with a contemporary two piece suite comprising a wc and wash hand basin, with storage surrounding. Affording space for your coats and shoes, there is also a heated towel rail and a useful cupboard under the stairs.

#### Lounge Diner

**30'6" x 11'11" (9.30m x 3.64m)**

Affording space for both comfortable sitting and formal dining, the larger than normal reception room offers a bay window to the front. With two central heating radiators, coving, TV point and carpet flooring. Sliding patio doors lead to the:

#### Garden Room

**9'8" x 11'3" (2.95m x 3.44m)**

Enjoying views of the rear garden, the garden room is presented with carpet flooring. Offering a central heating radiator and dual aspect glazing. There is also a side access door to the garden.

#### Kitchen Diner

**13'8" x 21'4" (4.19m x 6.51m)**

Enlarged by an extension to the rear, the kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over. Features include a built in 'Neff' oven and grill, four ring 'Neff' gas hob with fitted extractor hood above, integrated 'Bosch' dishwasher, space for fridge freezer and an inset 1.5 sink and drainer with mixer tap. Affording space for a table and chairs, there is two rear elevation windows and a door leading to the garden. A door leads to the:

#### Utility Room

**7'2" x 8'0" (2.19m x 2.45m)**

Providing further storage and space for appliances, with an inset sink and drainer with mixer tap and an upgraded wall mounted central heating boiler. A door leads to the:

#### Double Garage

**15'8" x 17'1" (4.78m x 5.22m)**

With two up and over doors to the front, light, power, meters and separate loft space.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the loft space, ceiling coving and a window to the side elevation.

#### Bedroom One

**11'11" x 10'6" not into robes (3.64m x 3.22m not into robes)**

A double room offering two windows to the front elevation, with built in wardrobes, carpet flooring and a central heating radiator.

#### Bedroom Two

**8'5" not into doorway x 11'6" max (2.57m not into doorway x 3.51m max)**

A second double room offering two windows to the front elevation, with built in wardrobes, carpet flooring, central heating radiator and ceiling coving.

#### Bedroom Three

**14'0" x 9'3" into robes (4.29m x 2.82m into robes)**

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

#### Bedroom Four

**16'11" x 7'8" into robes (5.18m x 2.34m into robes)**

With built in wardrobes, rear elevation window, dado rails, coving, carpet flooring and a central heating radiator.

#### Family Bathroom

**14'1" x 7'0" max (4.30m x 2.14m max)**

A particular selling feature of the accommodation is the enlarged family bathroom fitted with a four piece suite comprising a shower cubicle, bath, wash hand basin and wc, with complementary tiled splashbacks. There is also a central heating radiator, heated towel rail, spotlighting and a window to the rear elevation.

#### Outside

The property occupies a quiet residential position in Syston, with a paved driveway to the front providing a wealth of parking and giving access to the double integral garage. Gated access to the side then leads to the particularly private rear garden which is mainly laid to lawn, with a paved patio area ideal for outdoor sitting, mature border, timber fencing to the perimeter, outside tap and a timber shed providing further storage.

#### Tenure & Council Tax

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

#### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau,

who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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.

### Money Laundering

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

### Agents Note

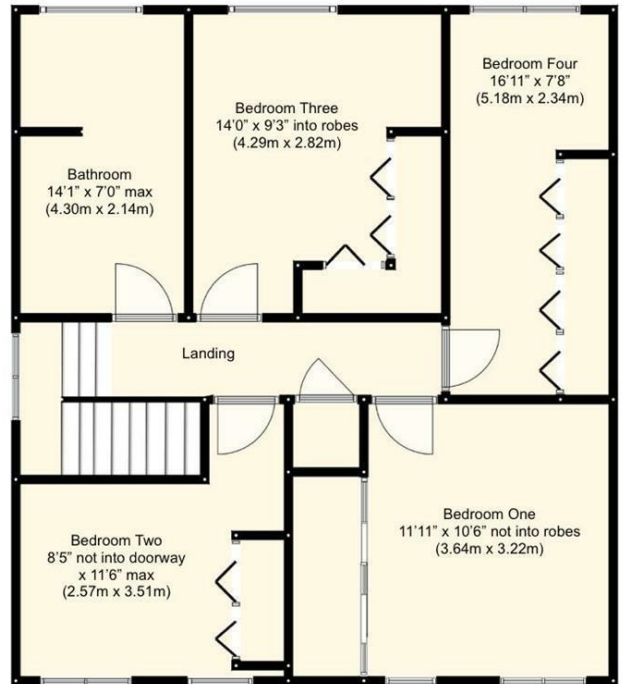
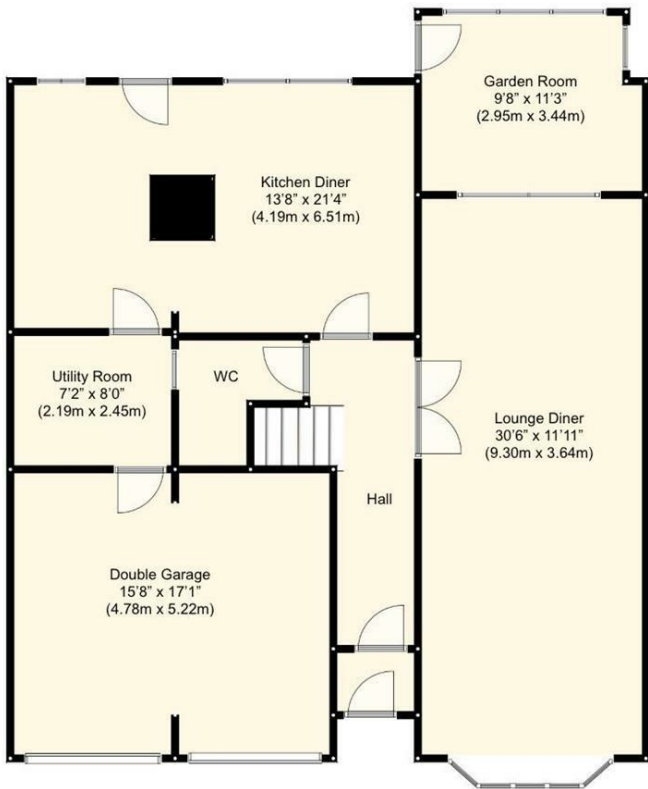
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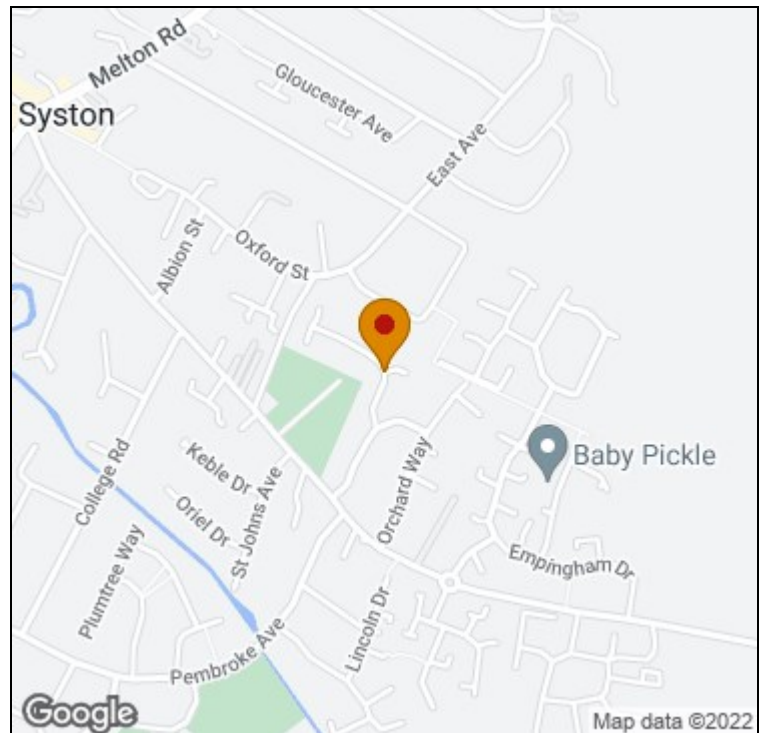
### Free Property Valuations

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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