Ridgemere Close, Syston

Leicester, Leicestershire, LE7 2ZR

£444,950

NEWTON FALLOWELL

Perfect for growing families, walk in and be surprised by this four bedroom detached home occupying a desirable cul de sac position on the outskirts of Syston. The gas centrally heated layout includes an entrance hall with storage, 16ft lounge with walk in bay window, formal dining room, breakfast kitchen, utility room and ground floor wc. Upstairs you will find four practical bedrooms (main bedroom with an en-suite shower room) and a bathroom. The plot boasts a driveway to the front giving access to an integral double garage, with front and rear lawned gardens. Situated on a close where properties rarely come to the market, an immediate viewing comes highly recommended to avoid disappointment.

Accommodation
Front entrance door opens into the:

Entrance Hall
Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and a useful storage/cloaks cupboard under the stairs with a door to the garage. Doors give access to the lounge and breakfast kitchen.

Lounge
16'4" not into bay x 10'11" (4.98m not into bay x 3.35m)
Enjoying the use of a walk in bay window to the front elevation, the primary reception room is positioned around a feature gas fireplace. With carpet flooring, ceiling coving, dado rails and a TV point. Doors lead to the:

Dining Room
11'1" x 9'4" (3.39m x 2.85m)
Perfect for formal dining, the second reception room offers a central heating radiator, carpet flooring and sliding patio doors to the rear garden.

Breakfast Kitchen
11'1" max x 16'3" (3.40m max x 4.96m)
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, space for cooker with fitted extraction hood above and space for appliances. With a central heating radiator and two rear elevation windows. A door leads to the:

Utility Room
6'9" x 4'8" (2.06m x 1.43m)
Providing further storage and space for a washing machine, with a central heating radiator, rear access door and a door leading to the:

Ground Floor WC
Fitted with a two piece suite comprising a wc and wash hand basin with built in shelving below. There is also a central heating radiator and a window to the side elevation.

First Floor Landing
Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, built in airing cupboard with shelving and a hatch to the loft space.

Bedroom One
15'1" into robes x 10'11" max (4.60m into robes x 3.35m max)
A double room enjoying the use of built in wardrobes with carpet flooring and a central heating radiator. A door leads to the:

En-suite Shower Room
6'6" x 6'0" (2.00m x 1.84m)
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator, window to the front elevation and built in shelving.

Bedroom Two
12'5" x 10'11" (3.81m x 3.35m)
A second larger than normal double room offering a window to the rear elevation, with a central heating radiator and carpet flooring.

Bedroom Three
14'9" max x 8'3" (4.51m max x 2.54m)
With a window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Four
10'2" max x 7'8" (3.12m max x 2.34m)
A practical single bedroom offering a window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom
8'0" x 6'9" (2.46m x 2.07m)
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator and window to the rear elevation.

Outside
Occupying a family friendly cul de sac location, a particular selling feature of the accommodation is the larger than average frontage firstly offering a driveway providing off road parking and giving access to the integral double garage. There is also a lawned front garden. Gated access to the side leads to a mainly laid to lawn garden not overlooked from beyond, with a variety of plants and shrubbery to borders, fencing to boundaries and an outside tap.

Double Garage
18'0" x 17'7" (5.50m x 5.36m)
With light, power, side elevation window, two up and over doors to the front, wall mounted central heating boiler and a hatch to further loft space.

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.

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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.

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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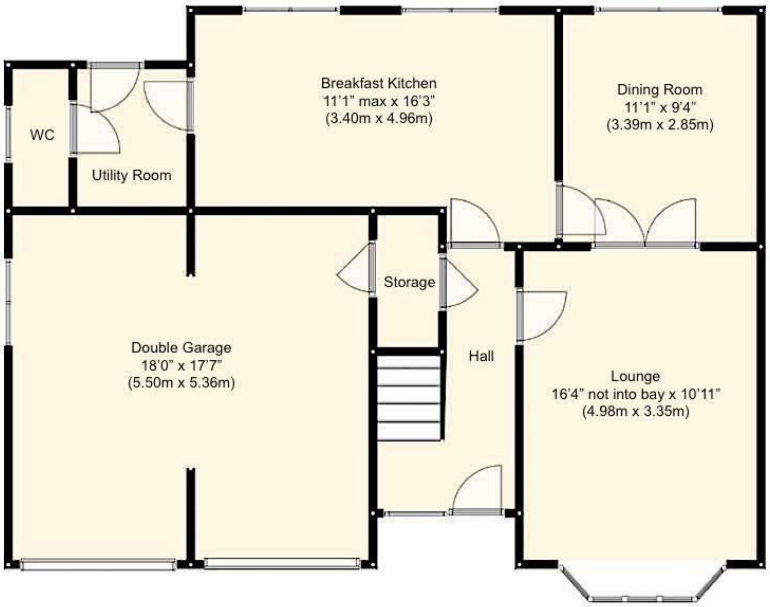
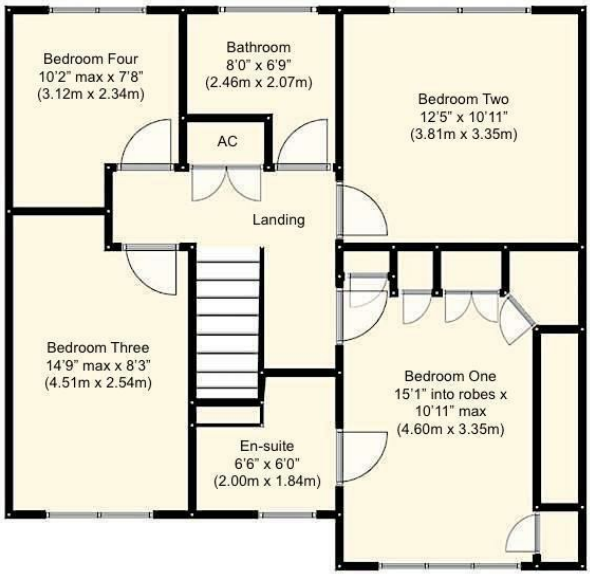
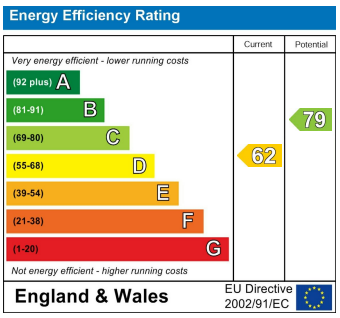
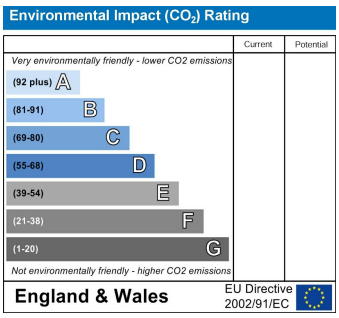
Please Be Advised!

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relation of an employee at Newton Fallowell Estate Agents.









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