



Broadway, Syston

Leicester, Leicestershire, LE7 1GA

Chain Free £270,000



NO UPWARD CHAIN - Offering allocated parking to the rear, walk in and be surprised by this three bedroom semi detached home occupying a town centre location, being within walking distance to an array of amenities and central park. Perfect for growing families and somewhat larger than the exterior would suggest, the gas centrally heated layout includes an entrance hall, lounge, kitchen diner, rear lobby and WC. Upstairs you will find three bedrooms and a bathroom. The plot offers a garden to the rear. An early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With carpet flooring, central heating radiator and a staircase rising to the first floor. A door leads to the:

Lounge

10'9" not into bay x 13'1" (3.28m not into bay x 3.99m)

Enjoying a walk in bay window to the front elevation, the lounge is presented with carpet flooring and a central heating radiator. A door leads to the:

Kitchen Diner

10'9" x 16'4" (3.28m x 4.98m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in oven with hob over and extractor hood above, Worcester boiler and space for appliances. With carpet flooring, central heating radiator, rear elevation window and a built in cupboard with shelving.

Rear Hall

With a door to the wc and garden.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a window to the side elevation.

First Floor Landing

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

Bedroom One

11'0" x 8'8" (3.35m x 2.64m)

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

Bedroom Two

12'8" into bay x 9'10" into doorway (3.86m into bay x 3.00m into doorway)

With a walk in bay window to the front elevation, carpet flooring, built in wardrobes and a central heating radiator.

Bedroom Three

7'5" max x 6'9" (2.26m max x 2.06m)

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

Shower Room

5'4" x 7'1" (1.63m x 2.16m)

Fitted with a three piece suite comprising a walk in shower, wash hand basin and wc, with a carpet flooring, central heating radiator and a window to the rear elevation.

Outside

To the front of the property there is a low maintenance forecourt with hedging to the front. Gated access to the side leads to a rear garden featuring a variety of plants and shrubs. There is allocated parking to the rear of the property.

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.

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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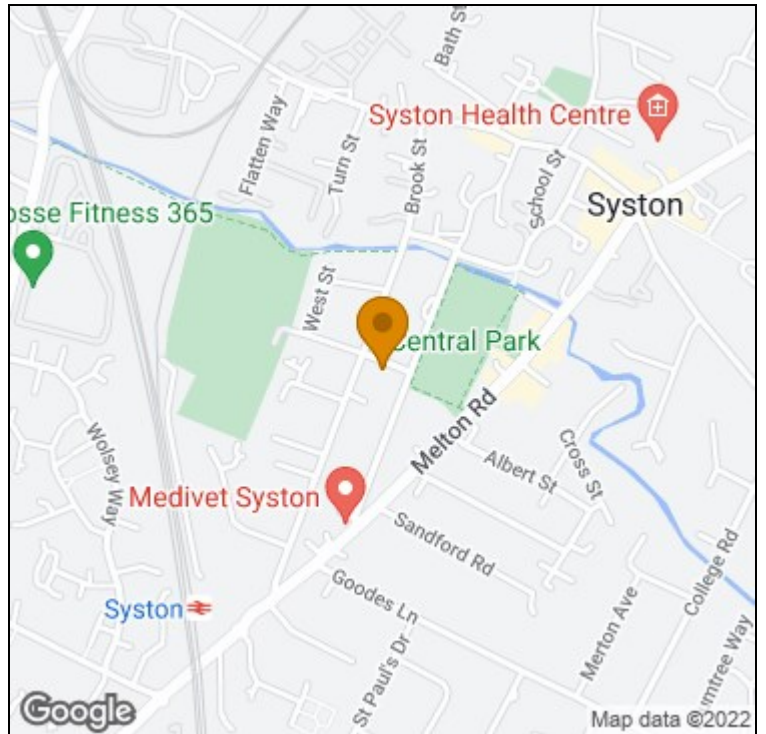
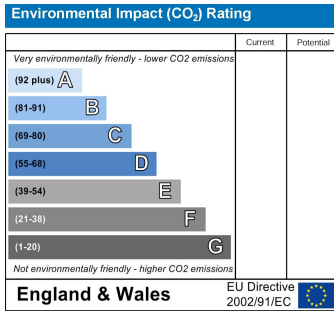
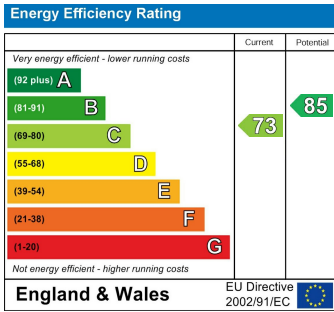
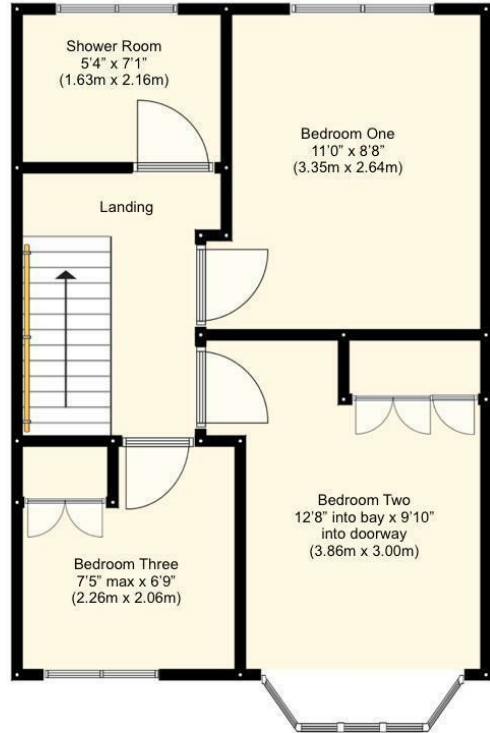
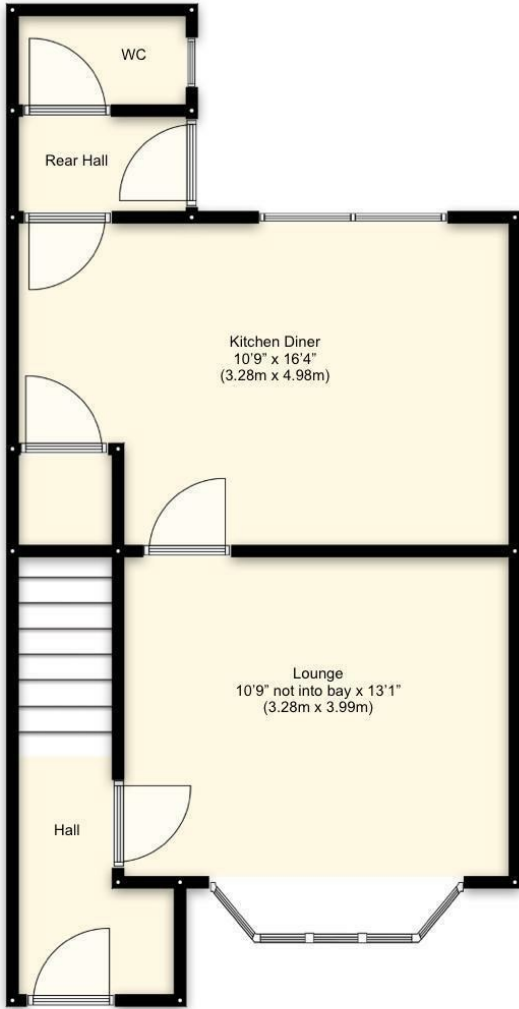
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