



Fosse Way, Syston
Leicester, Leicestershire, LE7 1NF



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£525,000

Significantly extended to the side and rear, fall in love with this much improved four bedroom detached home occupying a sought after position along the popular Fosse Way, ideal for growing families in search of more space. The gas centrally heated, re-wired and insulated accommodation includes an entrance hallway, living room with bay, enlarged lounge diner, breakfast kitchen with island, utility room and wc. Upstairs you will find four bedrooms (two benefiting from being fully air conditioned) and a modern family bathroom. The plot offers a parking to the front for multiple vehicles leading to an integral garage with a larger than average garden at the rear. Ideally placed for major road links as well as being within close proximity to the train station, Roundhill Academy and Watermead Country Park, an early viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(95-100) A		(0-10) A	
(85-95) B		(11-20) B	
(75-85) C		(21-30) C	
(65-75) D		(31-40) D	
(55-65) E		(41-50) E	
(45-55) F		(51-60) F	
(35-45) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-35) F		(71-80) F	
(1-10) G		(81-90) G	
		(91-100) G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

A wooden front entrance door opens into the:

Entrance Hall

Presented with tiled flooring, the welcoming entrance hallway offers plenty of space for your coats and shoes and gives access to all of the downstairs accommodation. With a traditional column radiator, staircase rising to the first floor and ceiling coving.

Living Room

13'10" into bay x 11'9" (4.23m into bay x 3.60m)

Enjoying light provided by a walk in bay window to the front elevation, the primary reception room is positioned around a feature fireplace. With carpet flooring, coving, picture rails and traditional column radiator.

Extended Lounge Diner

30'2" x 11'8" max (9.21m x 3.57m max)

Affording space for both formal dining and comfortable sitting, the enlarged second reception room offers four velux windows, two traditional styled radiators, wall lights and doors leading to the rear garden.

Breakfast Kitchen

23'9" max x 11'7" (7.24m max x 3.54m)

A particular selling feature of the accommodation is the enlarged kitchen fitted with a contemporary range of wall mounted and base units with complementary solid wood work surfaces over, soft closing drawers and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, space for range cooker with fitted extraction hood above and space for appliances. Offering a breakfast island, there is tiled flooring, four velux windows, rear elevation window and a rear access door.

Utility Room

6'3" x 4'10" (1.93m x 1.48m)

Providing further storage and space for appliances, with built in units, complementary roll edge work surfaces over, tiled flooring, side elevation window, inset sink with mixer tap, traditional styled column radiator and a wall mounted Worcester Bosch Boiler.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with complementary tiled flooring. There is also a side elevation window, coving, spotlighting and a traditional styled radiator.

Integral Garage

16'4" x 7'5" (4.99m x 2.27m)

With light, power, consumer unit, electric meter and door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with wood flooring, coving and a hatch to the boarded loft space with ladder.

Bedroom One

13'10" x 10'7" (4.23m x 3.25m)

Enjoying light provided by a walk in bay window to the front elevation, bedroom one is a fully air conditioned comfortable double room and features wood flooring, cast iron fireplace, traditional styled radiator, picture rails and coving.

Bedroom Two

11'10" x 11'1" max (3.61m x 3.40m max)

A fully air conditioned double room offering a window to the rear elevation, wood flooring, coving and picture rails.

Bedroom Three

17'8" x 8'9" (5.39m x 2.67m)

With dual aspect glazing, coving and a traditional styled radiator.

Bedroom Four

8'9" x 6'11" (2.67m x 2.13m)

Currently being used as a walk in wardrobe, the fourth bedroom offers a window to the front elevation, wood flooring, picture rails and a traditional styled radiator.

Family Bathroom

5'9" max x 12'1" (1.76m max x 3.69m)

Fitted with a contemporary four piece suite comprising a walk in shower, free standing bath with central taps, pedestal wash hand basin and wc, with complementary tiled flooring. There is also a window to the rear elevation, spotlighting, extractor fan and a traditional styled radiator.

Outside

Situated along the popular Fosse Way, to the front is a driveway providing ample off road parking and access to the garage. Another particular selling feature of the accommodation is the larger than average rear garden with a lawned area, mature well established borders with a variety of trees, patio area adjacent to accommodation ideal for outdoor entertaining, outside sockets and an outside tap. There is also a timber workshop measuring 3.60m x 3.11m and a summerhouse located at the back of the garden measuring 3.79m x 3.80m with an LG air conditioner unit, bar, light, power and internet cable.



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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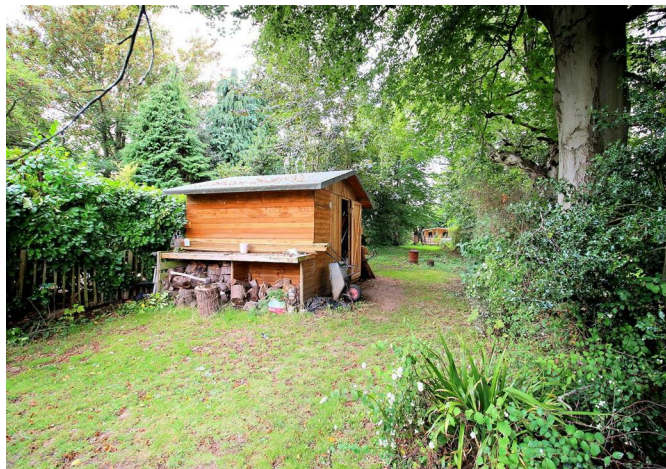
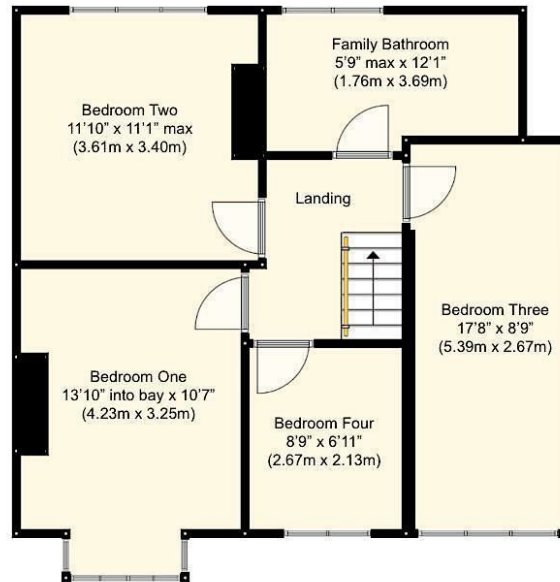
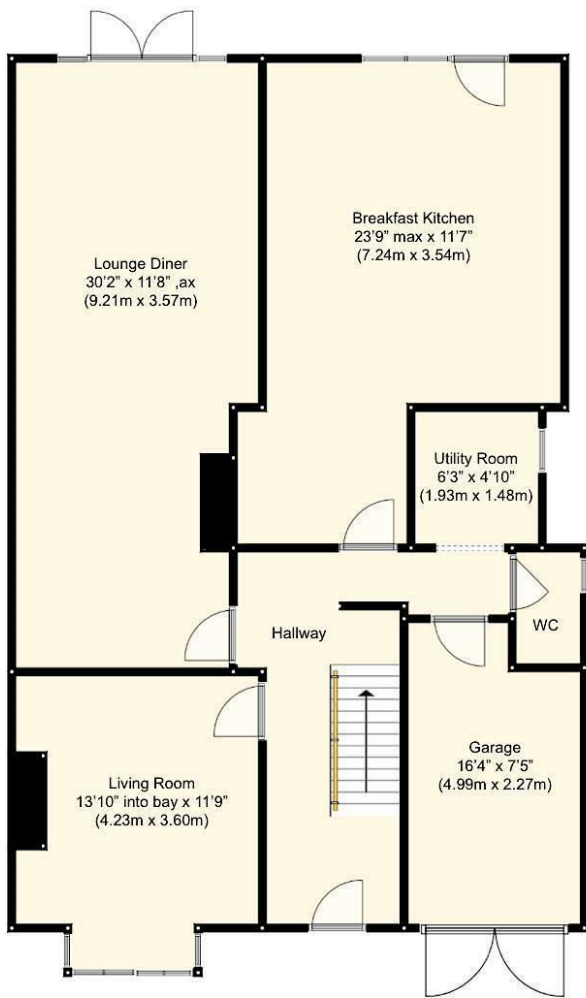
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 **NEWTONFALLOWELL**

t: 0116 344 0110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk



