



Hungarton Drive, Syston
Leicester, Leicestershire, LE7 2AU

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£450,000

Having been occupied by the same owners since 1982, 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 gas central heating, the accommodation includes an entrance porch and hall, ground floor WC, lounge and breakfast kitchen. Upstairs you will find four bedrooms and a bathroom. The plot features a driveway to the front giving access to a single garage, with a mainly laid to lawn garden to the rear. Providing the scope for extension (subject to necessary planning consent) an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO ₂ emissions		
(81-91)	B		(92 plus)	A	
(69-80)	C		(81-91)	B	
(55-68)	D		(69-80)	C	
(39-54)	E		(55-68)	D	
(21-38)	F		(39-54)	E	
(1-20)	G		(21-38)	F	
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Accommodation

Front entrance door opens into the:

Useful Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch offers a window to the side and a door leading to the:

Entrance Hall

With a staircase rising to the first floor, carpet flooring, central heating radiator and doors to all of the downstairs accommodation.

Ground Floor WC

Fitted with two piece suite comprising a wc and wash hand basin, with a useful storage cupboard under the stairs, central heating radiator and a window to the side elevation.

Lounge

22'5" not into bay x 11'11" (6.83m not into bay x 3.63m)

Positioned around a feature decorative fireplace, the primary reception room offers a walk in bay window to the front elevation as well as patio doors which open out into the rear garden. With carpet flooring, central heating radiators and a TV point.

Dining Room

15'7" x 7'10" (4.75m x 2.41m)

Perfect for formal dining, the second reception room offers a bay window to the front elevation, carpet flooring and a central heating radiator.

Extended Breakfast Kitchen

14'7" x 12'5" (4.46m x 3.79m)

A particular selling feature of the accommodation is the contemporary breakfast kitchen fitted with a range of wall mounted and base units with complementary solid granite work surfaces over, tiled splashbacks, unit lighting and under floor heating. Features include an inset 1.5 sink and drainer unit, 'Siemens' double oven, five ring gas hob with extraction hood above, 'Neff' microwave, integrated fridge freezer and dishwasher. Boasting a breakfast bar, there is dual aspect glazing, central heating radiator, spotlighting and a side access door.

First Floor Landing

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

Bedroom One

11'10" max x 12'7" max (3.62m max x 3.84m max)

A double room enjoying the use of built in wardrobes, with a window to the front elevation, wood flooring and a central heating radiator.

Bedroom Two

8'4" x 11'7" (2.56m x 3.54m)

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

Bedroom Three

10'4" x 7'8" (3.17m x 2.36m)

Offering a window to the rear elevation, carpet flooring and a central heating radiator.

Bedroom Four

7'6" x 9'9" (2.29m x 2.98m)

Featuring a built in wardrobes, rear elevation window, carpet flooring and a central heating radiator.

Family Bathroom

7'4" x 6'8" (2.25m x 2.04m)

Fitted with a three piece suite comprising a bath with shower and screen, wash hand basin with storage beneath and a wc, with tiled walls, heated towel rail, spotlighting and a shaver point.

Outside

Occupying a cul de sac position, another particular feature to the property is the plot firstly offering a driveway to the front providing off road parking and giving access to the single garage. To the rear is a shaped mainly laid to lawn rear garden featuring a variety of plants, shrubs and trees. With raised decking ideal for outdoor entertaining and a gravelled area.

Garage

18'11" x 8'10" (5.78m x 2.70m)

With light, power, electric door to the front, space for appliances, wall mounted Worcester Bosch boiler and a rear access door.



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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