



**Coplow Crescent, Syston**  
Leicester, Leicestershire, LE7 2JE



# Coplow Crescent, Syston Leicester, Leicestershire, LE7 2JE £299,950

No Upward Chain! Enjoying the use of an orangery extension to the rear with under floor heating, fall in love with this much improved three bedroom semi detached property occupying a family friendly position in this very popular location in Syston. Benefiting from an upgraded central heating boiler fitted in 2021 as well as cavity wall insulation and double glazed windows, the layout includes an entrance hall with storage, lounge, modern fitted kitchen open with the aforementioned orangery extension as well as a dining area. Upstairs you will find three bedrooms and a contemporary shower room. The property offers parking to the front, with a larger than normal garden to the rear not overlooked from beyond with a garage and various outbuildings with light and power. An immediate viewing is strongly recommended to avoid disappointment.

## Accommodation

Entered under a feature canopy, a front entrance door opens into the:

### Entrance Hall

With a staircase rising to the first floor, central heating radiator, ceiling coving and a useful storage cupboard under the stairs. Doors give access to the kitchen and lounge.

### Lounge

14'3" x 12'6" max (4.35m x 3.82m max)

Positioned around a feature decorative fireplace, the reception room offers a window to the front elevation. With a central heating radiator, ceiling coving and a feature wall.

### Kitchen

9'10" x 8'3" (3.00m x 2.52m)

Fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, matching splashbacks and soft closing drawers. Features include an inset sink with mixer tap, built in double 'Zanussi' oven, hob with extractor hood above, built in microwave and an integrated fridge freezer, washing machine and dishwasher. With a window to the side elevation and open access through to the:



### Orangery Extension

9'4" x 15'7" (2.87m x 4.77m)

The heart of the home, a particular selling feature of the accommodation is the orangery extension, perfect for families and those occasions when entertaining with bi-folding doors to the rear garden. Enjoying the use of under floor heating, there is tiled flooring, wall lights and open access to the:

### Dining Area

5'11" x 9'11" (1.82m x 3.04m)

Perfect for formal dining, with a contemporary column radiator and ceiling coving.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the partially boarded loft space with a ladder and houses the upgraded central heating boiler fitted in 2021.

### Bedroom One

13'1" x 9'7" (4.00m x 2.93m)

Enjoying the use of built in wardrobes with sliding mirror doors, bedroom one is a double and is presented with carpet flooring. Offering a central heating radiator, window to the front elevation and ceiling coving.

### Bedroom Two

6'8" x 11'9" (2.05m x 3.60m)

Featuring views of the rear garden through a double glazed window, bedroom two offers a central heating radiator.

### Bedroom Three

10'0" x 8'9" (3.06m x 2.67m)

A practical third bedroom offering a window to the front elevation, carpet flooring, coving and a central heating radiator.

### Shower Room

6'7" x 6'7" (2.02m x 2.01m)

Fitted with a contemporary three piece suite comprising a shower cubicle, pedestal wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail, spotlighting and a window to the rear elevation.

### Outside

To the front of the property is a refurbished paved driveway providing off road parking for at least 3 cars. Gated access to the side leads to the garage with a further gate giving access to the larger than normal majority west facing rear garden featuring a decking area adjacent to the accommodation ideal for outdoor entertaining with a patio area beyond. There is also a lawn area, variety of plants and shrubbery, further seating area towards the back which enjoys the most of the sun, outside tap and power and a timber tool shed.

### Garage & Outbuildings

The garage which measures 3.2m x 2.45m boasts a roller shutter door and features light and power. Sliding doors lead to a second area providing useful storage or would equally make an ideal home office. Measuring 4.11m x 2.46m with light and power and patio doors to the rear garden. There is also an outbuilding measuring 3.01m x 2.72m with light and power and a door to the garden.

### Tenure & Council Tax

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

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## Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
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