



Tentercroft Avenue, Syston
Leicester, Leicestershire, LE7 2EZ



Tentercroft Avenue, Syston Leicester, Leicestershire, LE7 2EZ £250,000

Extended across the rear, fall in love with enlarged two bedroom semi detached bungalow ideal for those looking to downsize from a larger home and must be viewed in person to fully appreciate the size of the accommodation on offer. Benefiting from gas central heating, the layout includes an entrance hall, lounge diner, kitchen, two double bedrooms and a bathroom. The plot offers a low maintenance front with a mainly laid to lawn garden at the rear. Having been occupied by the same owners since the 1970's, an early viewing is strongly 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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

A door to the side opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator and doors leading to some of the accommodation.

Extended Lounge Diner

23'1" x 11'4" max (7.04m x 3.47m max)

The enlarged reception room affords plenty of space for both formal dining and comfortable sitting, with carpet flooring, central heating radiators, coving and a sliding patio door leading to the conservatory.

Conservatory

7'10" x 13'11" (2.40m x 4.26m)

Providing additional living space with dual aspect glazing, carpet flooring, central heating radiator and doors leading to the rear garden. A door leads to an inner hallway/

Inner Hall

Giving access to some of the accommodation, with carpet flooring and a central heating radiator.

Kitchen

9'9" x 12'0" (2.99m x 3.66m)

Fitted with a range of units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, wall mounted Glow-worm central heating boiler and space for appliances. With a window to the side elevation.

Bedroom One

11'7" x 12'11" max (3.55m x 3.95m max)

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

Bedroom Two

11'7" x 10'4" (3.54m x 3.15m)

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

Bathroom

8'10" x 8'9" (2.70m x 2.67m)

Fitted with a modern three piece suite comprising a bath with shower attachment and screen, pedestal wash hand basin and wc, with partly tiled surrounds. There is also part panelled walls, central heating radiator, spotlighting and a window to the rear elevation.

Outside

A particular selling feature of the accommodation is the larger than normal mainly laid lawn garden offering a patio area adjacent to the accommodation ideal for outdoor entertaining. With planted borders and fencing to boundaries. Gated access leads to the front.

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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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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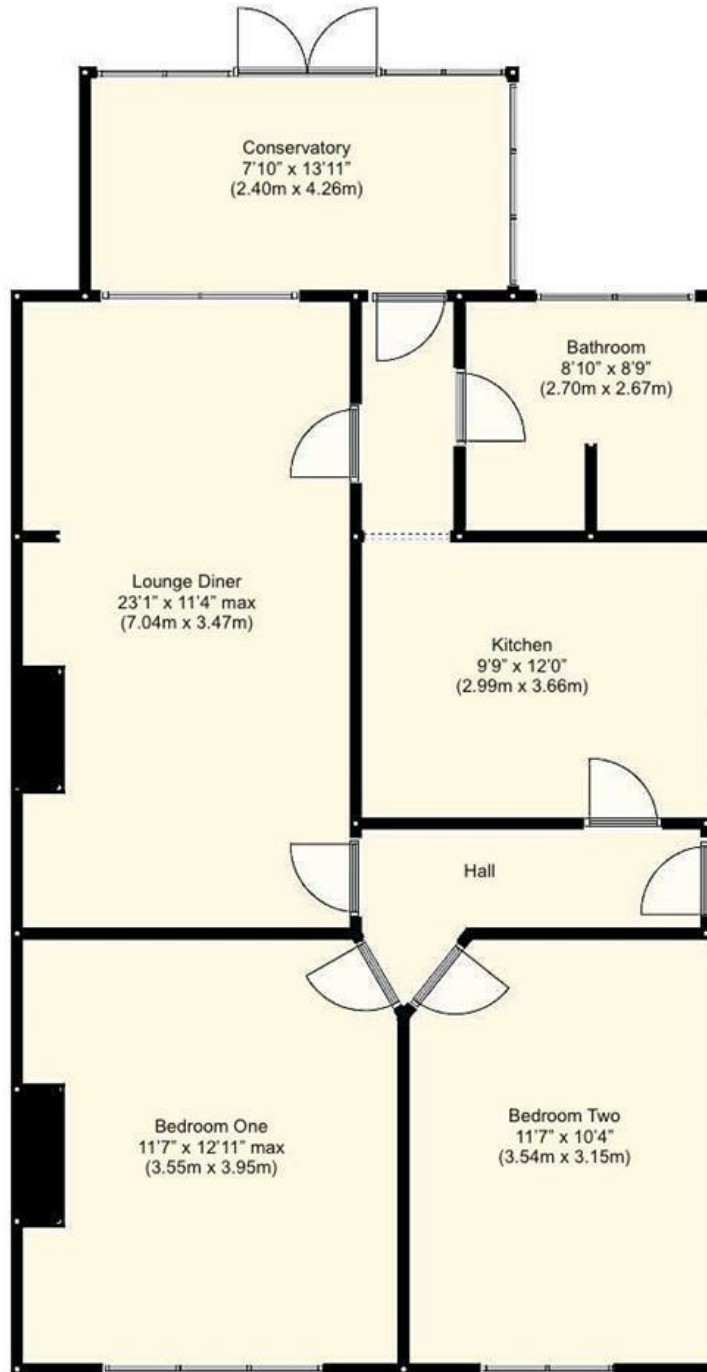
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