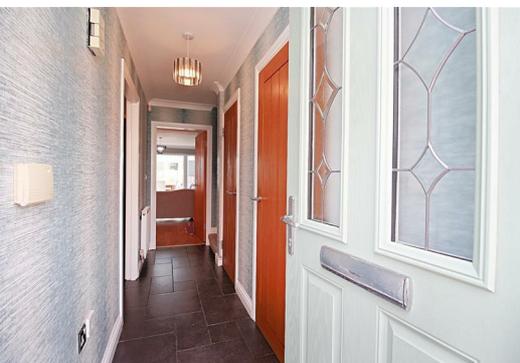




Sandford Road, Syston

Leicester, Leicestershire, LE7 2JY

£299,950



Boasting a conservatory extension to the rear, fall in love with this three double bedroomed end town house occupying a tucked away cul de sac position, perfect for growing families in search of a wealth of bedroom space. Set over three floors, the layout comprises an entrance hall, WC, kitchen, lounge and the aforementioned conservatory. The first floor gives access to the family bathroom and two double bedrooms, with a further staircase rising to the top floor where the main bedroom can be found featuring a modernised en-suite shower room. The plot also affords a driveway, garage and rear garden. Benefiting from gas central heating and double glazed windows, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Offering a staircase rising to the first floor, useful storage cupboard, tiled flooring and access to the majority of the downstairs accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath, with complementary tiled surrounds. There is also a heated towel rail and window to the front elevation.

Kitchen

5'6" x 13'0" (1.70m x 3.98m)

Fitted with a range of wall mounted and base units with complementary solid wood work surfaces over. Features include an inset sink and drainer with flexi tap, space for range cooker, fitted 'Rangemaster' extraction hood, wall mounted upgraded Worcester Bosch central heating boiler, integrated dishwasher and space for further appliances. With a window to the front elevation and spotlighting.

Lounge

19'0" x 12'8" (5.81m x 3.87m)

The reception room offers a window to the side elevation, feature fireplace, coving, useful storage cupboard, central heating radiators and patio doors leading to the:

Conservatory Extension

14'7" x 12'4" (4.46m x 3.77m)

A fantastic addition to the accommodation providing further downstairs living space, ideal for formal dining, use as a playroom or second sitting room. Presented with engineered wood flooring, central heating radiator, side access door to the driveway and patio doors which open out into the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with a central heating radiator, carpet flooring and a further staircase rising to the second floor.

Bedroom Two

9'6" not into robes x 12'9" (2.90m not into robes x 3.89m)

A double room offering two windows to the front elevation, built in wardrobe with sliding doors, central heating radiator and carpet flooring.

Bedroom Three

12'1" x 12'9" (3.70m x 3.90m)

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

Family Bathroom

7'6" x 6'0" (2.30m x 1.84m)

Re-fitted with a contemporary three piece suite comprising a bath with shower and screen, wash hand basin with storage beneath and a wc, with tiled flooring, heated towel rail and a window to the side elevation.

Second Floor Landing

With a door leading to the:

Bedroom One

23'9" x 12'9" (7.25m x 3.89m)

A double room offering a window to the front elevation, velux window to the rear, plenty of wardrobe space, carpet flooring, central heating radiators and access to the:

En-suite Shower Room

7'9" x 6'3" (2.37m x 1.93m)

Fitted with a modernised three piece suite comprising a shower cubicle, wash hand basin and wc, with storage, heated towel rail and a velux window.

Outside

Occupying a tucked away cul de sac position, to the front of the property is a low maintenance garden with a driveway to the side providing parking which in turn leads to the garage offering light, power and an electric door. To the rear is a particularly private l shaped garden not overlooked from beyond with two patio areas, artificial lawn and fenced boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band D. 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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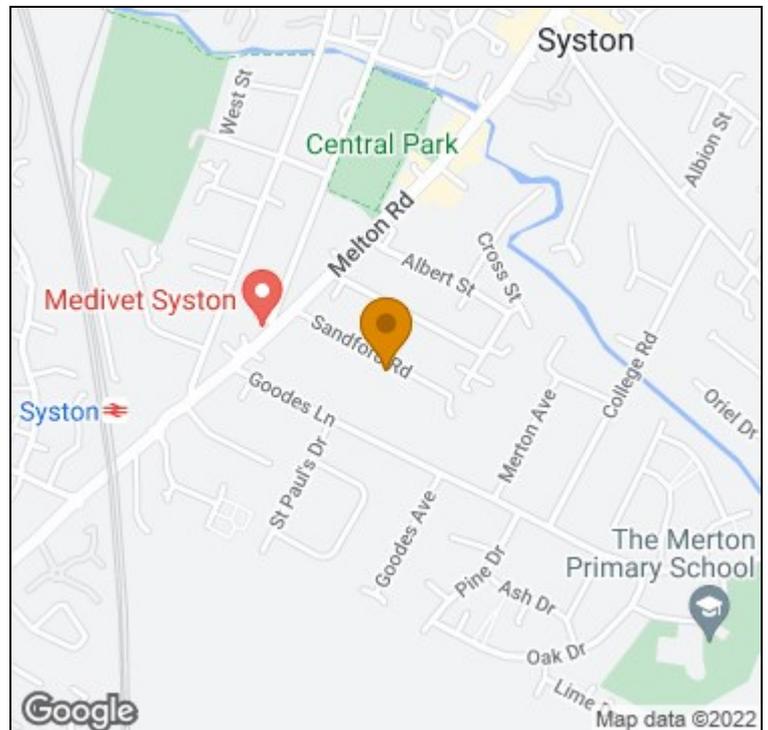
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	81
	EU Directive 2002/91/EC		

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



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