



Sedgefield Drive, Syston
Leicester, LE7 1YU

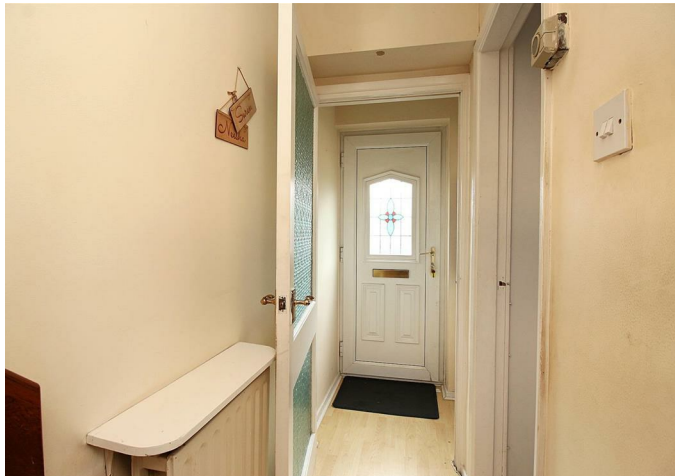


Sedgefield Drive, Syston Leicester, LE7 1YU £259,950

Situated on the popular 'Hobby Horse' development on the outskirts of Syston, fall in love with three bedroom semi detached home ideal for growing families or those in search of their first home. Boasting gas central heating, the accommodation includes an entrance porch and hall, lounge with bay, formal dining room, conservatory and kitchen, with stairs rising to the landing which gives access to three bedrooms and a contemporary bathroom. The plot offers a driveway to the front, with a larger than normal garden at the rear.

An early viewing is highly recommended to truly appreciate the size and condition of the accommodation on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A	87	Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D	57	55-68 D	
49-54 E		49-54 E	
39-48 F		39-48 F	
1-38 G		1-38 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading to the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and a door leading to the:

Lounge

12'11" x 11'5" (3.96m x 3.48m)

Offering a bay window to the front elevation, the primary reception room is presented with wood effect flooring. Offering a central heating radiator, TV point and open access through to the:

Dining Room

10'9" x 7'10" (3.28m x 2.39m)

Perfect for formal dining, the second reception room is presented with wood effect flooring. Offering a useful storage cupboard, central heating radiator, a door to the kitchen and sliding patio doors to the:

Conservatory

7'4" x 13'0" (2.24m x 3.97m)

A fantastic addition to the accommodation providing additional downstairs living space with carpet flooring, central heating radiator, dual aspect glazing and a door to the garden.

Kitchen

10'8" x 6'5" (3.27m x 1.98m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, space for cooker, wall mounted boiler and space for washing machine. With a window to the side and a door leading to the conservatory.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the loft space and a built in cupboard.

Bedroom One

8'9" x 14'7" (2.69m x 4.45m)

A full width double room offering two windows to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Two

7'4" x 8'7" (2.24m x 2.62m)

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

Bedroom Three

7'6" x 5'9" (2.29m x 1.77m)

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

Bathroom

7'4" x 5'7" (2.24m x 1.71m)

Fitted with a three piece suite comprising a bath with shower, wash hand basin and wc, with a window to the side elevation.

Outside

The plot offers a driveway to the front providing off road parking with gated access leading to a larger than normal rear garden with fencing to boundaries and a variety of plants and shrubbery.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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.

Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



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

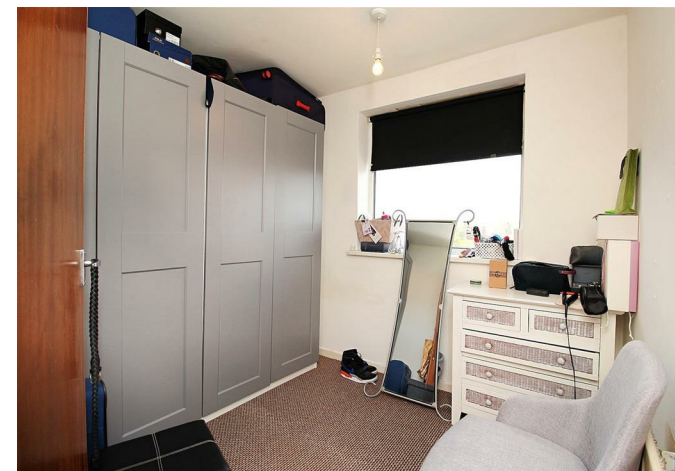
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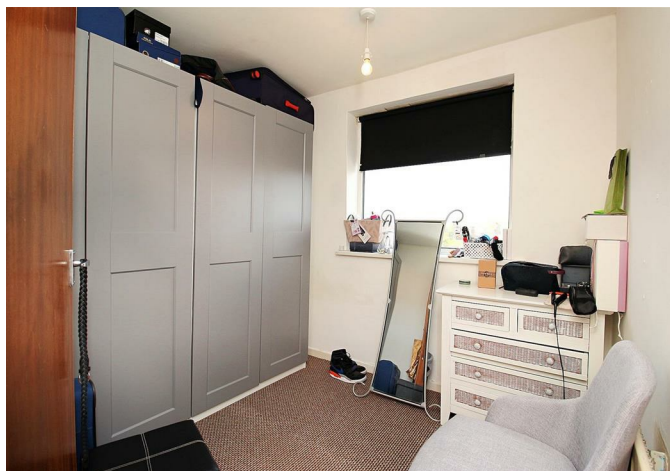
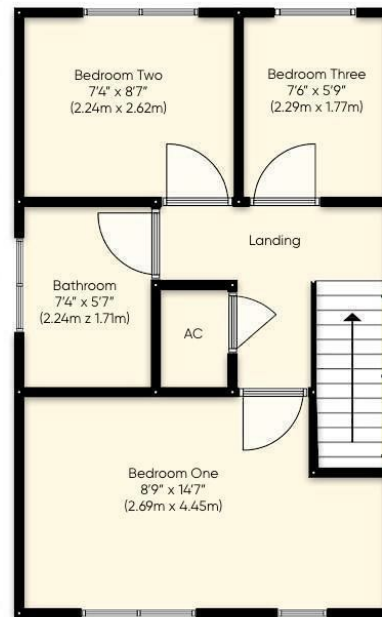
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Free Property Valuations

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





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