



Millers Close, Syston

Leicester, Leicestershire, LE7 2JD

£289,950



Boasting a detached log cabin with shower room and kitchenette, this enlarged three bedroom semi detached home enjoys a cul-de-sac position and would be a perfect purchase for growing families or first time buyers. The gas centrally heated accommodation includes an entrance porch and hall, enlarged lounge, open plan living kitchen diner, landing, three bedrooms and a bathroom, with the plot offering parking to the front with a larger than normal lawned garden which enjoy a particularly private feel.

Accommodation

Front entrance door opens into the:

Entrance Porch

With tiled flooring, meter cupboard and a door leading to the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and carpet flooring. A door leads to the:

Extended Lounge

18'8" x 10'11" (5.69m x 3.34m)

Extended to the front, the enlarged reception room is positioned around a feature fireplace. With a central heating radiator, window to the front, carpet flooring and wall lights. Glazed doors lead to the:

L-Shaped Open Plan Living Kitchen Diner

23'9" x 14'0" (7.25m x 4.28m)

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. Upon entry from the entrance hall, you walk into the kitchen diner fitted with a modern range of wall mounted and base units with complementary work surfaces over with matching splashbacks. Features include an inset sink and drainer, space for cooker with fitted extraction hood above, wall mounted central heating boiler and space for appliances. With dual aspect glazing, rear access door, contemporary radiator, useful under stairs storage cupboard and double doors opening out into the rear garden.

First Floor Landing

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

Bedroom One

8'5" x 10'11" not into robe (2.58m x 3.34m not into robe)

A double room offering a window to the front elevation, with carpet flooring, built in wardrobe, central heating radiator and a built in cupboard providing useful storage over the stairs.

Bedroom Two

8'11" x 8'6" (2.72m x 2.60m)

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

Bedroom Three

9'1" x 5'4" (2.79m x 1.63m)

With a window to the rear elevation, wood effect flooring and carpet flooring.

Bathroom

6'9" x 5'4" (2.06m x 1.64m)

Fitted with a three piece suite comprising a bath with Triton shower over, pedestal wash hand basin and wc, with tiled walls. There is also a central heating radiator and a window to the side elevation.

Outside

Occupying a cul de sac position, the plot offers a paved driveway to the front with gated access leading to a larger than normal mainly laid to lawn garden. There is an outside tap, variety of shrubbery and a paved area adjacent to the accommodation ideal for outdoor entertaining.

Log Cabin

10'9" x 11'7" (3.28m x 3.54m)

Ideal for those who work from home, the log cabin is presented with wood effect flooring, central heating radiator and spotlighting. There is also access to a kitchenette measuring 1.27m x 1.58m and a shower room measuring 1.87m x 1.58m.

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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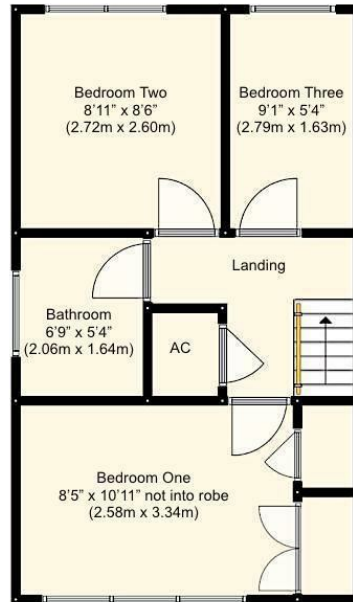
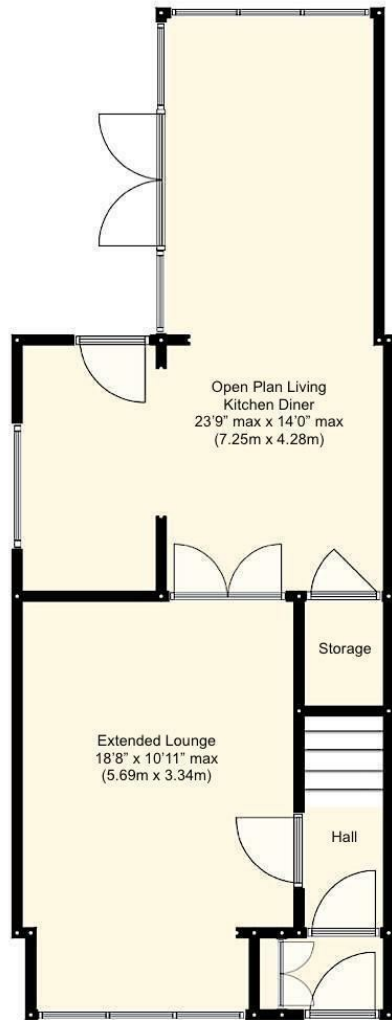
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO 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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