

Sedgefield Drive

Syston, Leicester, LE7 1YU



Offered to market with no upward chain and ideally located on the popular hobby horse development, the property is well suited to investment or first time buyers, offering convenient access to Leicester.

Guide Price £210,000

John German

With a range of nearby amenities, this attractive and modern mid town house has a proven track record as a rental investment, also offering an fantastic opportunity for those looking to take their first step onto the property ladder.

Nearby road links offer convenient access to Leicester and Loughborough, with Watermead Country Park less than a mile away.

The property itself has a glazed entrance porch, with further door opening to the lounge. An inviting and spacious reception space, the lounge has stairs to the first floor and a door through to the kitchen/diner.

Spanning the rear of the property, the kitchen/diner has a range of both eye level and base storage units, with work surface over and tiled splashbacks. Integrated appliances include a double oven, gas hob and overhead extractor, with there being a one and a half bowl sink and drainer unit positioned beneath the double glazed window which overlooks the rear garden.

Opposite, there is space for a dining table, a central heating radiator and rear door to the garden.

Upstairs, the landing gives access to the two bedrooms and bathroom. Bedroom one is to the front of the property having a double glazed window and useful recess behind the stairwell which would be well suited to providing storage, or utilising for a desk – which could provide a dedicated home working space.

The second bedroom is also well proportioned, overlooking the garden.

These are serviced by the bathroom, having part tiling to the walls and incorporating a white suite with panelled bath and shower over, low level WC and pedestal hand wash basin.

Externally, the rear garden incorporates a patio to the immediate rear, a path leading to the garden shed and gated access out to the off road parking, with space for two vehicles.

Note: The vendor of this property is related to an employee of John German.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/0712023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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