



Avery Drive, Syston

Leicester, Leicestershire, LE7 1LS

NEWTONFALLOWELL 

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Guide Price £259,950

Enjoying the use of a garage to the rear, fall in love with this three bedroom semi detached home situated in a desirable residential area of Syston and would make an ideal family home being within close proximity to the local primary and secondary schools. Boasting gas central heating and double glazed windows throughout, the layout includes an entrance hall, lounge diner and modern fitted kitchen, with the first floor offering three bedrooms and a bathroom. Set within a larger than average plot which affords off street parking to the front with a well maintained garden to the rear oozing a particularly private feel not overlooked from beyond. An early viewing is strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the hall offers a staircase rising to the first floor, central heating radiator, useful storage cupboard and doors to all of the downstairs accommodation.



Through Lounge Diner

25'8" x 10'9" (7.82m x 3.28m)

Affording space for both formal dining and comfortable sitting, there is wood effect flooring, gas fireplace, TV point, coving, serving hatch to the kitchen, window to the front elevation and french doors to the garden.

Kitchen

9'8" x 8'2" (2.95m x 2.49m)

Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 1.5 sink and drainer unit, built in 'Neff' oven with electric 'Neff' hob and extractor hood above, built in microwave, integrated dishwasher and space for fridge freezer and washing machine. With wood effect flooring, rear elevation window and side access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with airing cupboard, side elevation window, carpet flooring and loft hatch.

Bedroom One

12'9" x 9'8" max (3.89m x 2.95m max)

A double room enjoying views of the front garden through a double glazed window, with carpet flooring and central heating radiator.

Bedroom Two

10'9" x 9'5" (3.28m x 2.87m)

A second double room offering a window overlooking the garden, carpet flooring, central heating radiator and coving.

Bedroom Three

7'7" x 7'1" (2.31m x 2.16m)

A practical third bedroom offering a window to the front, carpet flooring and central heating radiator.

Bathroom

5'6" x 7'4" (1.68m x 2.24m)

Fitted with a three piece suite comprising a bath with shower unit over and screen, wash hand basin and wc, with complementary tiling. Having spotlighting, central heating radiator and an obscure rear elevation window.

Outside

Occupying a family friendly cul de sac position, a particular selling feature of the accommodation is the larger than average plot which firstly begins with a driveway providing off road parking with a lawned garden to the side. To the rear is a garage with a lawned garden alongside not overlooked from beyond. Featuring a patio area adjacent to the accommodation ideal for outdoor entertaining and fencing to boundaries.

To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue along. At the mini roundabout, turn left onto Parkstone Road and continue along. Turn left onto Avery Drive where the property can be found.

Tenure

Freehold with vacant possession upon completion.

Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel:)- Tax Band C. 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.



Money Laundering

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

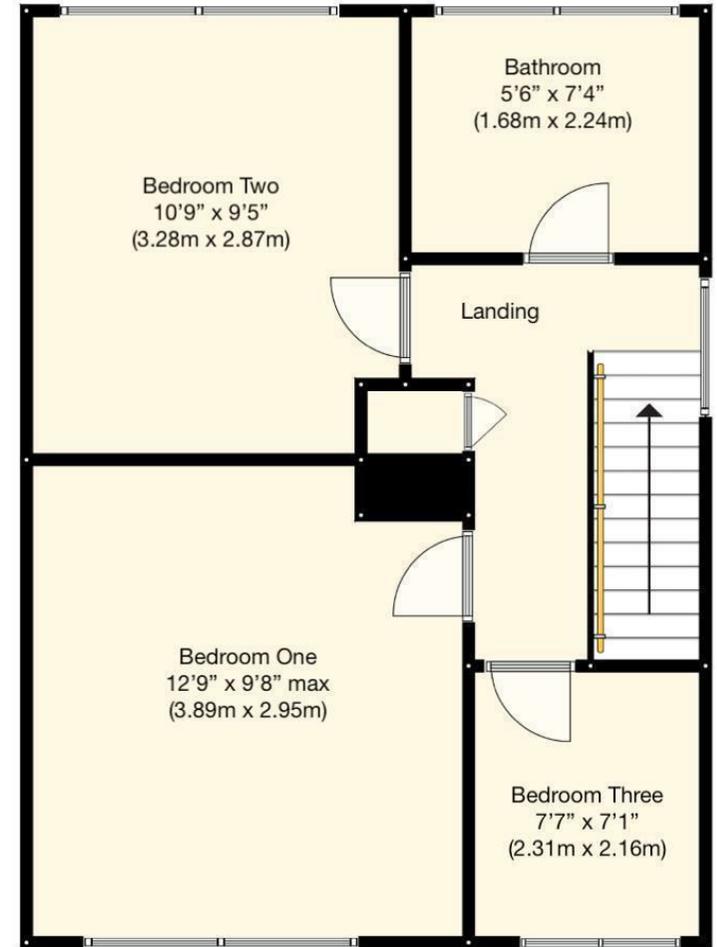
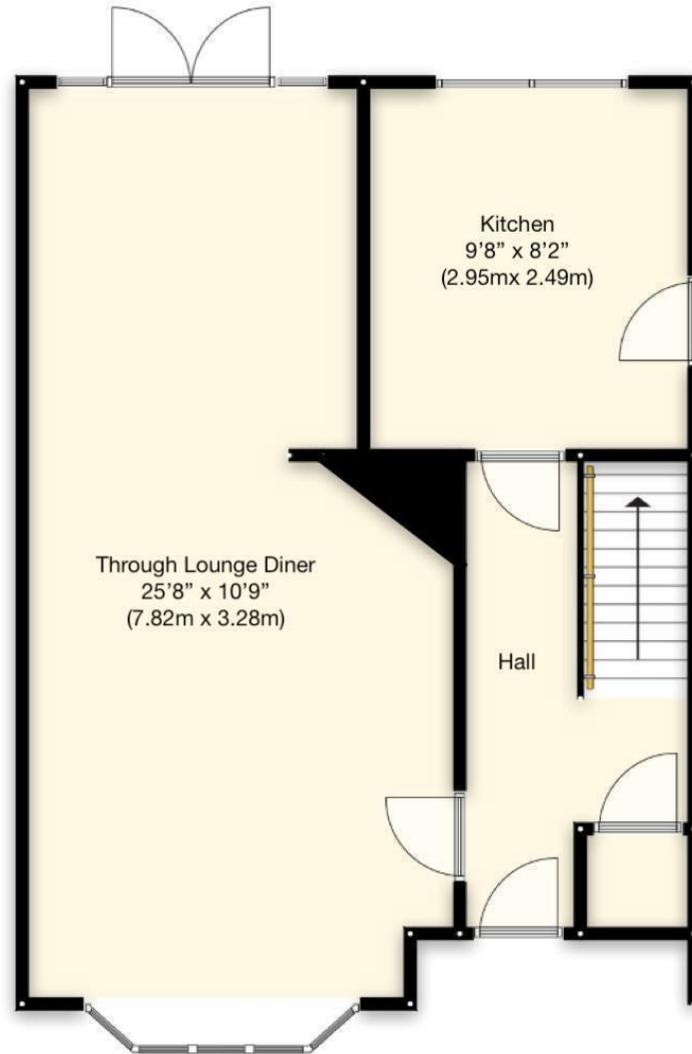
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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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