



College Road, Syston

Leicester, Leicestershire, LE7 2JF

NEWTONFALLOWELL 

College Road, Syston
Leicester, Leicestershire, LE7 2JF
Offers In Excess Of **£220,000**

*** NO UPWARD CHAIN *** TWO DOUBLE BEDROOMED SEMI-DETACHED BUNGALOW *** POPULAR POSITION *** DRIVEWAY AND LARGE GARAGE *** IMMACULATELY PRESENTED ***

Offered with the benefit of no upward chain, this attractive two bedroomed semi-detached bungalow is well presented throughout and occupies a good sized plot close to the amenities of Syston town centre. Perfect for those looking to downsize to more manageable single storey living, an early internal inspection is recommended to avoid disappointment.

The internal accommodation comprises in brief; entrance hall, lounge, kitchen, two double bedrooms, bathroom and conservatory/rear lobby.

Externally there are pleasant lawned gardens to the front, a driveway to the side leading to an oversized detached garage and there are good sized rear gardens.

Accommodation

An obscure UPVC double glazed door leads into:-



Entrance Hall

Having a radiator, loft access to a fully boarded loft with pull down ladder and doors to:-

Lounge

14'10" x 10'10" (4.54 x 3.31)

Having a feature gas fire with marble surround, coving, television point and UPVC sliding doors to:-

Conservatory

10'9" x 7'2" (3.3 x 2.2)

Being of brick and UPVC construction with a pitched polycarbonate roof, radiator and a UPVC double glazed door leading out to the gardens.

Kitchen

11'8" x 10'11" max (3.56 x 3.35 max)

Being fitted with a range of Shaker style wall and base units with a complementary rolled edge work surface over, inset composite sink and drainer with mixer tap over, ceramic tiled splashbacks, integrated Neff electric oven and grill and separate integrated Neff microwave, four ring gas hob with a pull out extractor hood and light over, space and plumbing for a washing machine and space for an under counter fridge, UPVC double glazed windows to the side and rear elevations, airing cupboard housing the hot water cylinder and an external rear door to:-

Rear Lobby

Having UPVC double glazed windows to the side and rear and an external door leading out to the gardens.

Master Bedroom

12'0" x 10'10" (3.67 x 3.32)

Having a run of fitted wardrobes, fitted dressing table, UPVC double glazed window to the front elevation, radiator and television point.

Bedroom Two

10'11" x 8'8" (3.35 x 2.66)

Having a UPVC double glazed window to the front elevation, radiator and a built in storage cupboard.

Shower Room

Having tiled walls and being fitted with a tiled quadrant shower cubicle, low flush WC, pedestal wash hand basin, radiator and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens

To the front of the property there is a generous lawned garden with a driveway adjacent affording off road parking for several vehicles in front of an oversized DETACHED GARAGE, measuring 5.82 x 3.78 and having an aluminium up and over door to the front, a courtesy door to the front, power, light and two UPVC double glazed windows.

To the rear there is a good sized enclosed garden with a patio area, lawn, gravelled area, timber shed and greenhouse.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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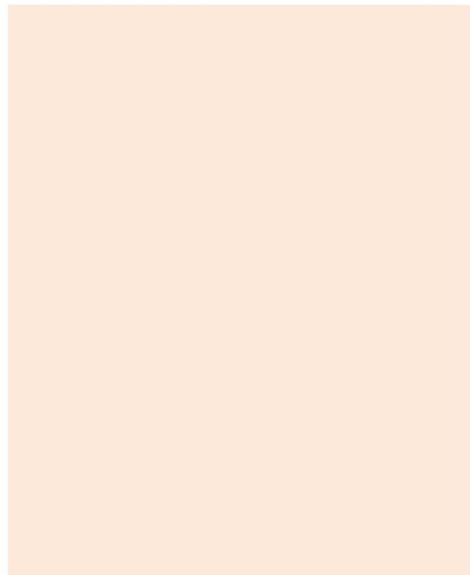
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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	57		
(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	52		
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 66.7 sq. metres (717.7 sq. feet)



Total area: approx. 66.7 sq. metres (717.7 sq. feet)

