



FOR SALE

£285,000

3 Bed End Terraced House in Millstone Lane, Syston, Leicester, LE7 2EW



PROPERTY FEATURES

- Stone-faced modern home
- Deceptively spacious throughout
- Move-in ready condition
- Popular location near Syston centre
- Generous lounge
- Kitchen/diner with conservatory
- Downstairs cloakroom
- Three well-proportioned bedrooms
- Off road parking & garage
- NO CHAIN!

FULL DESCRIPTION

SUMMARY

Stone-faced and beautifully presented, this modern home offers far more space than first meets the eye and is ideally located within easy reach of Syston town centre, well-regarded schools, transport links and local amenities. Ready to move straight into, the property is finished to a great standard throughout and begins with a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining. To the rear, a spacious kitchen/diner provides a great hub of the home, flowing seamlessly into a bright conservatory. A convenient downstairs cloakroom completes the ground floor. Upstairs, there are three well-proportioned bedrooms along with a stylish and generously sized family bathroom. Externally, the property benefits from a front garden area, a driveway providing off-road parking, a garage and an exceptionally private courtyard-style rear garden with pedestrian gated access to the rear-ideal for enjoying outdoor space with minimal upkeep. Offered to the market with no onward chain!

ENTRANCE HALL

6' 0" x 4' 8" (1.83m x 1.42m) Accessed via a UPVC double glazed front door. Door to: Lounge. Stairs rising to: First floor. Laminate wooden flooring. Radiator.

LOUNGE

14' 6" x 14' 5" (4.42m x 4.39m) UPVC double glazed bay window to front aspect. Gas feature fireplace. TV and telephone point. Laminate wooden flooring. 2 x Radiators.

INNER HALL

Doors off to: Kitchen, WC and under stairs storage cupboard. Laminate wooden flooring.

KITCHEN/DINER

13' 9" x 10' 2" (4.19m x 3.1m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink with drainer. There is a double electric oven, electric hob with extractor over, space with plumbing for a



Phillips George



freestanding washing machine with a further space for a freestanding fridge/freezer. UPVC double glazed 'French' doors through to: Conservatory. Laminate wooden flooring. Radiator. Boiler.

CONSERVATORY

11' 11" x 10' 5" (3.63m x 3.18m) Of UPVC double glazed construction with doors out to: Rear garden. Ceiling fan. Electrical sockets. Laminate wooden flooring.

WC

7' 4" x 3' 6" (2.24m x 1.07m) Comprising: Low level WC and wash hand basin. UPVC double glazed window to rear aspect. Laminate wooden flooring. Radiator.

LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access. Radiator.

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m) UPVC double glazed window to front aspect. Radiator.

BEDROOM TWO

12' 3" x 11' 2" (3.73m x 3.4m) UPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

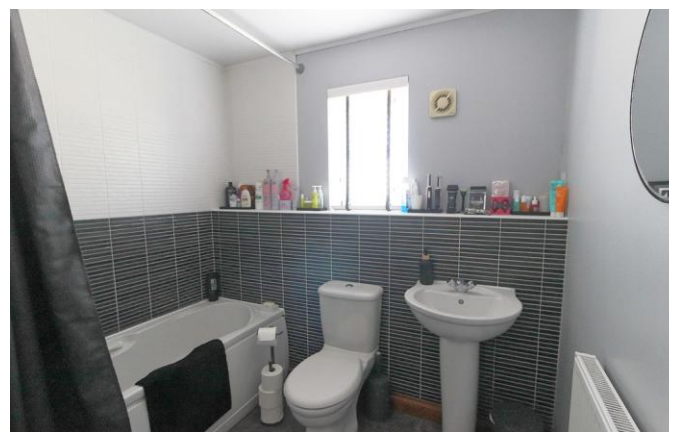
7' 8" x 7' 7" (2.34m x 2.31m) UPVC double glazed window to rear aspect. Radiator.

BATHROOM

8' 4" x 7' 7" (2.54m x 2.31m) Comprising: Bath with mains shower over, wall tiling to bath area and 1/2 wall to sink area, low level WC and wash hand basin. UPVC double glazed window to front aspect. Extractor. LED spotlights. Storage cupboard. Vinyl flooring. Radiator.

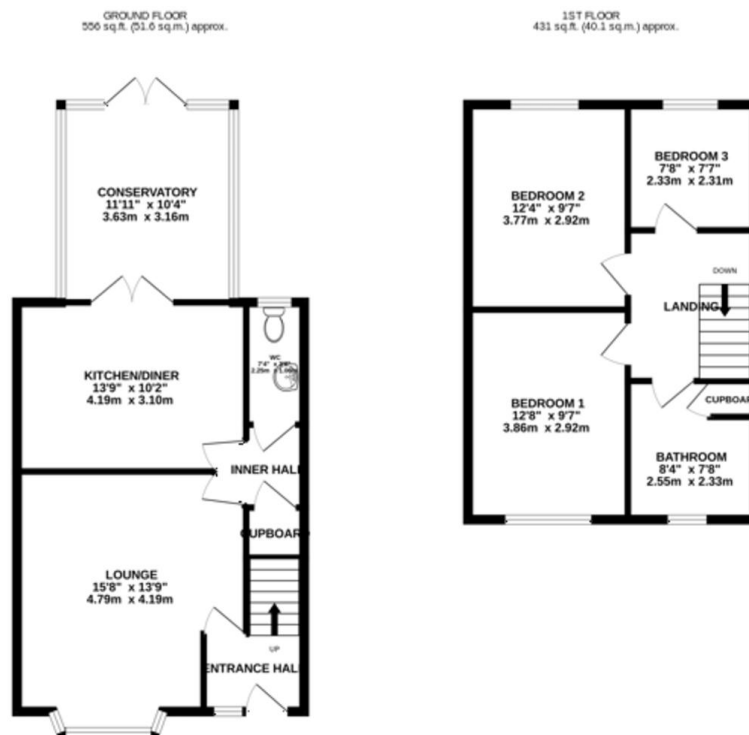
OUTSIDE

The property has an attractive front garden with a mature hedge, decorative gravel and pathway to front door. The garage has a roller door benefitting from power and light with a parking space to the front on the driveway. To the rear is a private courtyard style garden being fully enclosed with rear pedestrian access if required. The garden is extremely low maintenance with paved areas, decorative gravel and established shrubbery.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 937 sq.ft. (86.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such for any prospective purchaser. The seller makes no application and does not warrant or guarantee the accuracy of any of the information contained here.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

