
MAYNARD
ESTATES
3 Hertford Close
Syston, Leicester, LE7 2FA
Asking price £290,000
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Brief Description

A well-presented three-bedroom end townhouse occupying an ATTRACTIVE CORNER POSITION overlooking open green space, with a landscaped rear garden and two allocated parking spaces.

Situated within a popular residential area on the edge of Syston, this MODERN FAMILY HOME, offers well-maintained accommodation ideally suited to first-time buyers, couples and young families.

The ground floor comprises a welcoming entrance hall with useful understairs and storage area, a fitted dining kitchen with a range of modern units, integrated oven and dishwasher, four-ring gas hob and space for further appliances and a small dining table. There is also a convenient ground floor WC and a comfortable dual-aspect living room to the rear, enjoying plenty of natural light and direct access onto the garden.

To the first floor, the landing leads to THREE WELL PROPORTIONED BEDROOMS, including two good-sized doubles and a versatile third bedroom, ideal as a children's bedroom, nursery or home office. The accommodation is completed by a MODERN FAMILY BATHROOM fitted with a three-piece suite, including a panelled bath with electric shower over.

Externally, the property benefits from a particularly ATTRACTIVE LANDSCAPED REAR GARDEN, featuring a sandstone patio, sleeper retaining walls, planted borders, lawned area and additional paved seating space, together with a garden shed and side gate access. The front garden is also attractively landscaped, with a combination of lawn, gravel, paving and established planting.

A further advantage is the provision of TWO ALLOCATED SIDE BY SIDE PARKING SPACES located directly opposite the property, with ample on-street parking available for guests.

Conveniently positioned within the popular town of Syston, the property is well placed for a range of local amenities, shops, schooling and transport links.

A fantastic opportunity to purchase a modern, well-maintained and ready-to-move-into home, enjoying a pleasant outlook and ATTRACTIVE GARDENS.

























ON THE GROUND FLOOR

Entrance Hall

WC
6'1" x 4'7" (1.86 x 1.4)

Kitchen Diner
8'0" x 11'0" (2.44 x 3.36)

Living Room
15'1" x 12'7" (4.61 x 3.86)

ON THE FIRST FLOOR

Landing

Bedroom One
15'1" x 10'1" (4.61 x 3.09)

Bedroom Two
8'9" x 11'3" (2.68 x 3.43)

Bedroom Three
6'3" x 11'3" (1.93 x 3.44)

Bathroom
6'3" x 6'8" (1.93 x 2.05)

ON THE OUTSIDE

Front Garden

Rear Garden

Off Road Parking






KEEP PLAYING



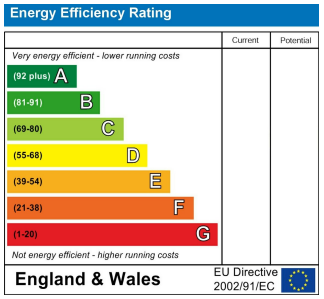
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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