

81 Empingham Drive  
Syston, Leicester, LE7 2DL  
**£1,400**





This beautifully presented modern end town house is NEWLY REFURBISHED & offers flexible family living accommodation. Access the property via the glazed front door into superb spacious reception hall with built in storage cupboard, plank effect vinyl flooring and stairs rising to the first floor. Built in understairs storage cupboard, downstairs shower room with walk-in shower cubicle, low level WC, pedestal wash hand basin, tiled splash-backs, extractor fan  
BEDROOM 4/GARDEN ROOM has UPVC French doors giving access to the rear garden and TV point. The UTILITY ROOM has built in storage with roll edge work surfaces over, plumbing for washing machine, space for tumble dryer, central heating boiler, vinyl flooring and doorway giving access to the rear garden.  
To the first floor the KITCHEN/DINER to the rear has a walk out balcony overlooking the garden which is accessed via French Doors. The dining kitchen is fitted with a comprehensive range of white high gloss modern wall and base units with roll edge work surfaces  
A one and a half stainless steel sink and drainer unit with mixer tap, complimentary tiled splash-backs, five ring stainless steel gas hob with extractor chimney over, double eye level electric oven and grill, plumbing for dishwasher, space for fridge

- Refurbished 4 bedroom end of terrace with Garage & Parking
- Ground Floor Bedroom/Garden Room
- Ground Floor Shower Room & separate Utility Room
- Kitchen/Diner with Balcony
- Large Lounge with Juliet Balcony
- Master Bedroom En-Suite
- 2 Further Bedrooms
- Family Bathroom
- EPC BAND C ----COUNCIL TAX BAND D
- Internet - Standard, & Super Fast & Ultra Fast - see ofcom checker for more details



**Viewing Arrangements**

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

**Ground floor Bed 4/Garden Room**

13' 2" x 8'11" (3.96m 0.61m x 2.72m)

**Utility Room**

7'8" x 6'10" (2.34m x 2.08m)

**Kitchen/Diner**

16'3" x 11'1" (4.95m x 3.38m)

**Lounge**

17'4" x 16'3" (5.28m x 4.95m)

**Master Bedroom**

11'10" x 12' (3.61m x 3.66m)

**Family Bathroom**

7'1" x 6'7" (2.16m x 2.01m)

**Bedroom 2**

11'9" x 8'5" (3.58m x 2.57m)

**Bedroom 3**

7'8" x 7'4" (2.34m x 2.24m)



Floor Plan



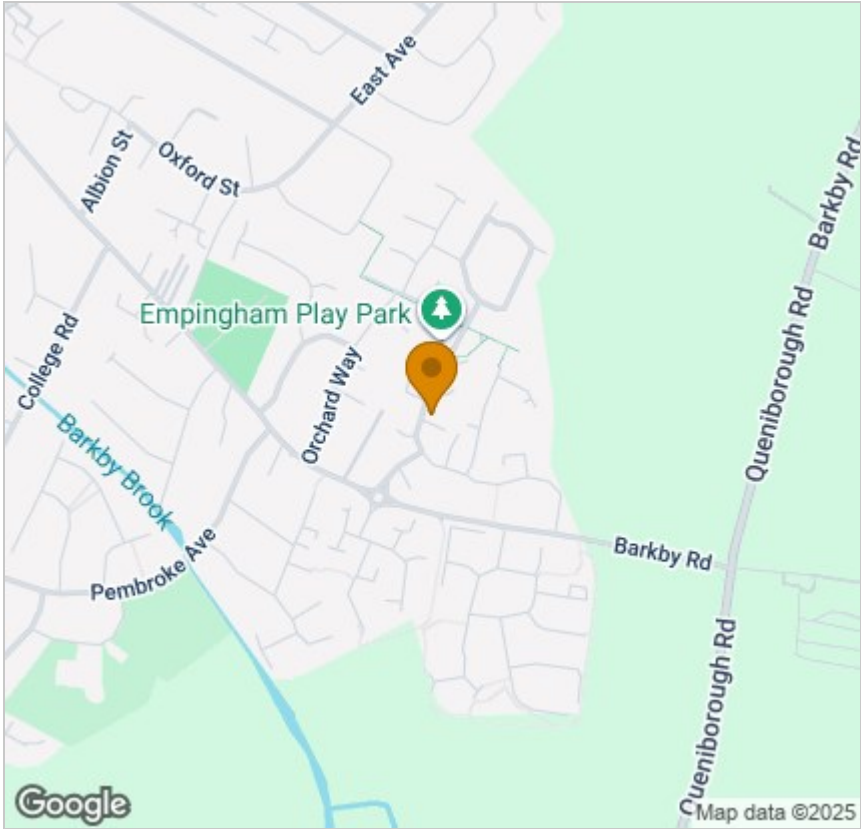
Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

