

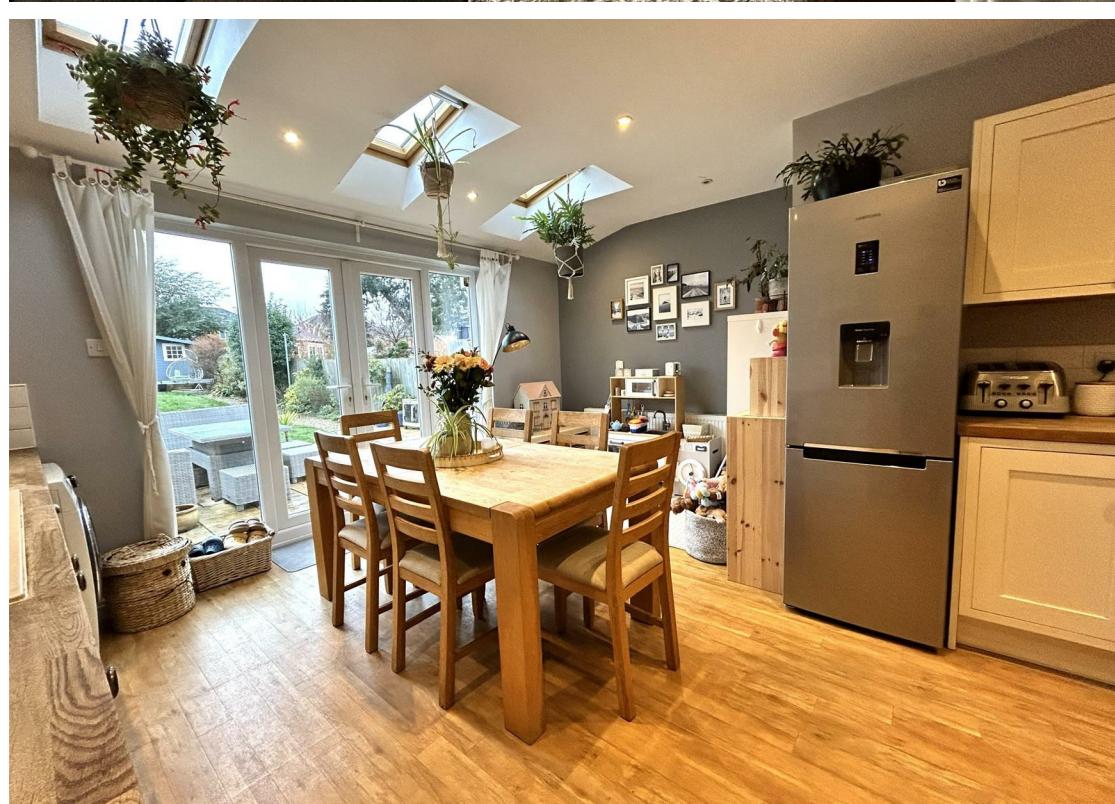


22 Goodes Lane
, Syston, LE7 2JJ
£325,000

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Immaculately Presented, Extended, Three Bedroom Family Home! Located within walking distance of Syston's amenities and set on a larger than average plot enjoying a south facing rear garden, this house is ideal for young families in need of more space. Inside, the property briefly comprises; entrance hall, lounge with log burner and bay window, 19ft extended, modern kitchen-diner and WC to the ground floor. To the first floor are three bedrooms and a fitted bathroom. The property also offers a summer house with power and light, loft access to a boarded loft, uPVC double glazing, gas central heating and off road parking for multiple vehicles. Internal viewing is highly recommended to appreciate the size and finish on offer.

- Immaculately Presented
- Extended Semi Detached Family Home
- Three Bedrooms
- Living, Kitchen-Diner
- Large Rear Garden, Summer House & Off Road Parking
- Set Within Walking Distance Of Train Station, Bus Stop & Local Schools
- uPVC DG & GCH
- EPC Rating TBC / Council Tax Band C / Freehold



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With LVT flooring, stairs leading to the first floor and provides access to the following.

Lounge

14'02 x 10'11 (4.32m x 3.33m)

(maximum measurements) With log burner, LVT flooring and uPVC double glazed bay window to the front aspect.



Extended Kitchen-Diner

19'05 x 14'09 (5.92m x 4.50m)

(maximum measurements) Fitted with a range of floor and wall mounted units with solid wood worktop and tiled splashbacks. The extended, modern kitchen also benefits from an electric hob, oven and extractor fan, integrated dishwasher, plumbing for a washing machine, sink and drainer unit, velux windows and spotlights. The kitchen-diner also houses the family dining table, offers further space for a play area / study and opens out onto the garden via the French doors.

WC

6'08 x 3'08 (2.03m x 1.12m)

With vanity unit and basin, wc, fitted storage, extractor fan and spotlights



The First Floor Landing

With loft access into the boarded loft via a drop down ladder, obscure uPVC double glazed window to the side aspect and provides access to the following.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)

Spacious double bedroom with fitted robes and uPVC double glazed window to the front aspect.



Bedroom Two

11 x 9'10 (3.35m x 3.00m)

Another double bedroom with fitted robes and uPVC double glazed window to the rear aspect.

Bedroom Three

6'8 x 5'11 (2.03m x 1.80m)

With uPVC double glazed window to the front aspect.



Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, spotlights and obscure uPVC double glazed window to the rear aspect.

Summer House

With power and light

Outside

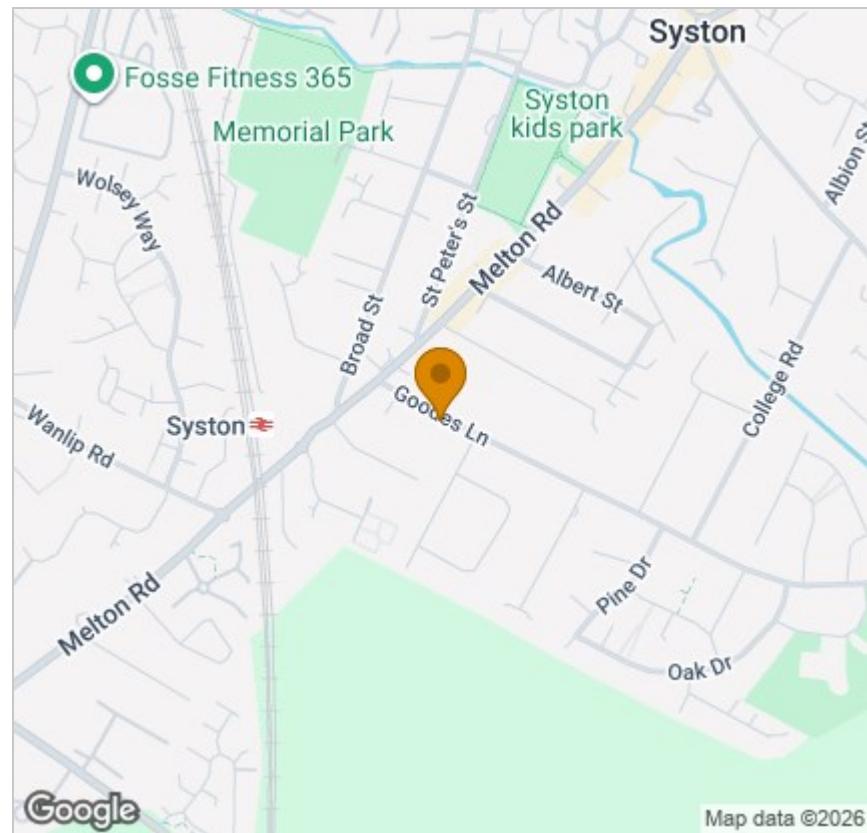
To the rear is a large, south facing lawned garden with paved patio area, path to the rear, planted borders and fenced boundaries.

To the front is off road parking for multiple vehicles with a brick paved path leading to the front and side.

Floor Plan



Area Map



Viewing

Please contact our Syston Sales Office on 0116 2607788 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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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		