



100 Fosse Way, Syston

Leicester LE71NG

MOORE  
& YORK



### Property at a glance:

- Traditional Semi-Detached House
- Modernised throughout
- Off Road Parking & Private Garden
- Extended accommodation
- Two reception rooms
- Gas Central Heating & D\G
- Viewing essential

£330,000 Freehold



Occupying a large plot, this traditionally styled semi-detached house, has undergone a programme of modernisation, improvement and extension and finished to a high standard of specification. The property offers stylish and spacious, gas centrally heated, UPVC double glazed accommodation with entrance hallway, front lounge, rear extended sitting room, extended kitchen, three first floor bedrooms and family bathroom, together with ample off-road parking and a large rear garden. The property also has the benefit of having planning permission approved for a further two storey extension to rear, single storey front extension and detached annex to the rear. - REF P/21/1711/2

#### DETAILED ACCOMMODATION

##### RECESSED ENTRANCE PORCH

With UPVC double glazed door with decorative leadwork, matching glazed side panels and original style floor.

##### ENTRANCE HALL

Original style hardwood door with matching part glazed side panels, under stairs storage cupboard, Karndean style flooring, ceiling spotlighting and stairs rising to first floor.

##### FRONT LOUNGE

11' 6" x 13' 6" (3.51m x 4.11m)

UPVC double glazed bay window to front aspect with cafe style shutters, bamboo style hardwood flooring, feature fireplace with multi fuel stove, double panel radiator, TV and telephone point and ceiling light fitting.

##### EXTENDED REAR SITTING ROOM

11' 5" x 22' 2" (3.48m x 6.76m)

Feature electric style fire place, Wood effect vinyl flooring, leading to a further extended area with glazed roofing, UPVC double glazed french doors to rear aspect, ceiling light point and double panelled radiator.





## EXTENDED KITCHEN

6' 0" x 19' 1" (1.83m x 5.82m)

Fitted with a matching range of base and eye level units over, integrated electric oven and integrated gas hob with stainless steel extractor above, Stainless steel sink and drainer. Luxury Kardean style flooring, extended kitchen area with a further range of base units, space for washing machine and tumble dryer, glazed roof, UPVC double glazed door to side aspect and further UPVC double glazing to rear and side aspects and ceiling light point.

## UNDER STAIRS STORAGE

## FIRST FLOOR LANDING

With UPVC double glazed window to side aspect, ceiling spotlighting and loft access.

## MASTER BEDROOM

11' 5" x 13' 9" (3.48m x 4.19m)

UPVC double glazed bay window to front aspect, single panelled radiator, TV point and ceiling light point.

## BEDROOM 2

11' 7" x 11' 9" (3.53m x 3.58m)

UPVC double glazed window to rear aspect, double panelled radiator and ceiling light point.

## BEDROOM 3

6' 6" x 6' 7" (1.98m x 2.01m) 6' 6" x 6' 7" (1.98m x 2.01m)

UPVC double glazed window to front aspect and ceiling light point.

## BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

Fitted with a matching three piece white suite comprising low level W/C, panelled bath with electric shower over and pedestal wash hand basin, part tiled walls, chrome effect heated towel rail, UPVC double glazed window to rear aspect, vinyl style flooring and ceiling light point.

## OUTSIDE

To the front the property benefits from a generous tarmac driveway providing off road parking for multiple vehicles, fenced boundaries and decorate borders. Side gated access leads to a large rear paved patio seating area with mainly laid lawn extensive rear garden with specimens trees and mature boarders.

## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING A OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## TENURE

Freehold

## COUNCIL TAX BANDING

Charnwood D

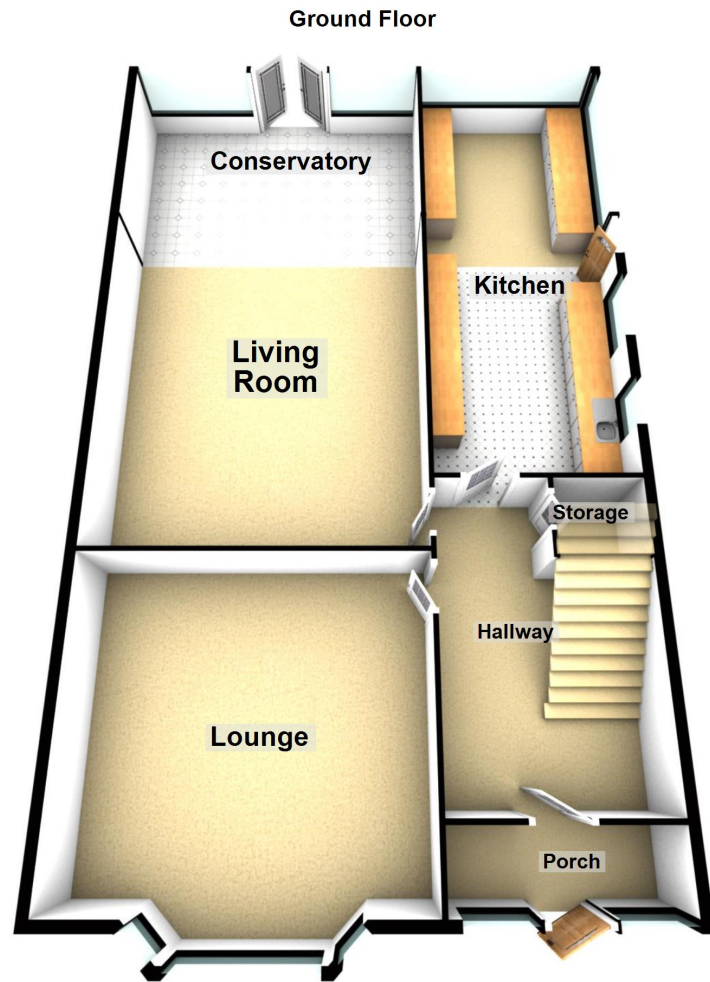
## FLOORPLAN

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.





IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

