



104 Fosse Way, Syston, Leicester LE71NG

MOORE  
& YORK



### Property at a glance:

- Well Appointed & Presented Home
- Feature Extended Kitchen/Dining Room
- Master Bedroom En-Suite & Dressing Room
- Gas Central Heating & D\G
- Sought After Location
- Good Sized Gardens
- Detached Double Garage and Workshop
- Viewing Essential

£399,950 Freehold



Exceptionally well presented individually designed established home situated in the heart of the sought after Charnwood Town of Syston which offers a great selection of schooling, shopping and leisure facilities and the Ivanhoe train line providing easy and regular access to Leicester, Loughborough and Nottingham. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, extended open plan kitchen/ dining room with feature high pitched vaulted exposed beamed ceiling and utility room/WC and to the first floor master bedroom with en-suite wet room and dressing room (previously Bedroom 4) two further bedrooms and family bathroom. This lovely home stands with good sized gardens with ample parking and feature car port with detached double garage and workshop (28'5" x 21'7") to rear and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Sealed double glazed door with matching side panels leading to;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard, sealed double glazed window.

#### LOUNGE

14' 1" x 11' 4" (4.29m x 3.45m) Double radiator, TV point, Georgian style UPVC sealed double glazed circular bayed window to front aspect.



#### OPEN PLAN KITCHEN/DINING ROOM

28' 2" x 18' 7" (8.59m x 5.66m) Well fitted kitchen area with extensive range of cottage style units comprising double Belfast sink with mixer tap over and cupboard under, matching range of base units with butcher block work surface over, drawers and cupboards under, complimentary wall mounted eye level cupboards, range cooker space with extractor fan over set in stainless steel hood, tiled splash back, tall larder cupboard, fridge/freezer space, wood stained sealed double glazed window and stable door to side aspect, feature open plan dining area with high pitched exposed beamed ceiling with velux window, porthole window, wood stained sealed double glazed french doors to rear garden





## UTILITY ROOM/ WC

8' 0" x 5' 6" (2.44m x 1.68m) Two piece suite comprising low level WC and pedestal wash hand basin, wood stained sealed double glazed window, plumbing for washing machine, wall mounted Worcester boiler, tall larder cupboard, wall mounted eye level cupboards, easy wipe slash back.

## FIRST FLOOR LANDING

Access to loft space.

## MASTER BEDROOM

11' 2" x 10' 0" (3.40m x 3.05m) Victorian radiator, Georgian style UPVC window with Juliet style balcony, archway to;

## DRESSING ROOM( PREVIOUSLY BEDROOM 4)

7' 6" x 6' 7" (2.29m x 2.01m) Victorian radiator, Georgian style sealed double glazed window.

## EN-SUITE WET ROOM

8' 9" x 5' 7" (2.67m x 1.70m) Comprising tiled shower area with seating, low level WC and vanity sink unit, radiator, wood stained sealed double glazed window.

## BEDROOM 2

13' 10" x 11' 6" (4.22m x 3.51m) Radiator, UPVC Georgian style sealed double glazed circular bayed window

## BEDROOM 3

12' 6" x 12' 0" (3.81m x 3.66m) radiator, wood stained sealed double glazed window.

## BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m) Well fitted three piece suite comprising panelled bath with shower over, vanity sink unit and high flush low level WC, heated towel rail, tiled throughout.

## OUTSIDE

Extensive parking to front with stone slated border leading to wrought iron gated access to car port leading to good sized rear garden comprising lighted block paved pathway providing access to formal shaped lawns and block paved and evergreen bed borders with access to large detached garage/workshop( 28'5 x 21'7) with power and light.

## 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 UPVC sealed units.









### **VIEWING**

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

### **MAKING AN 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

### **FLOOR PLANS**

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.

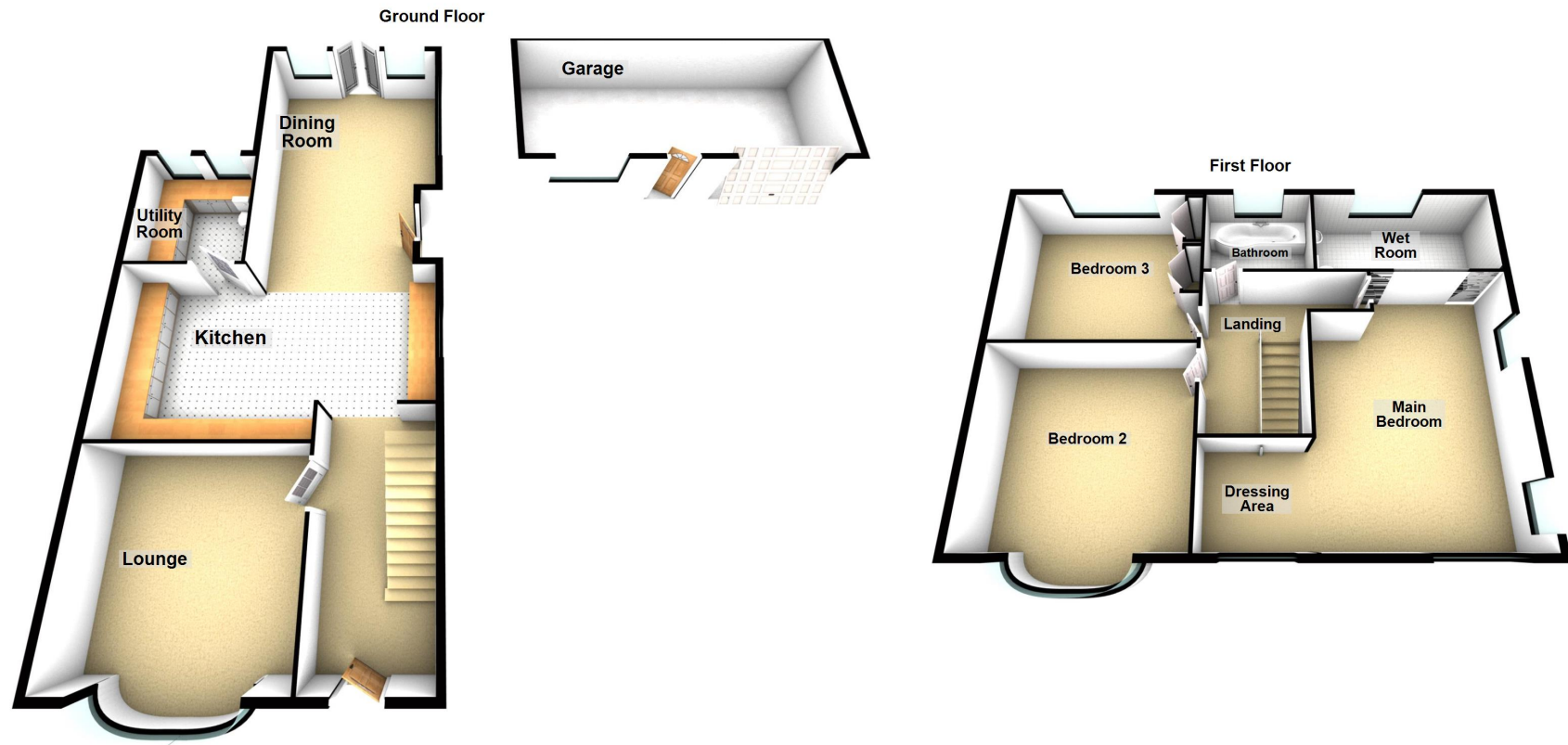
### **Property Information Questionnaire**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.









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

