

# Holders

A Modern Estate Agent



40 Roundhill Close, Leicester, LE7 1PP

Offers over £300,000

Holders Estate Agents are delighted to bring to market this three double bedroom semi-detached property located in the popular area of Syston. The property is within walking distance of Syston Railway Station and is a short drive to Thurmaston Shopping Centre. The house in brief comprises a porch, converted garage providing an additional reception room, spacious lounge/diner and a stairway leading to the first floor. To the rear of the property is the kitchen and conservatory opening out to the garden. Upstairs you find three bedrooms and the family bathroom. The property also offers a front garden, off road parking for one car and rear garden.

## Summary

Upon entry to the property you arrive in the porch, this is a great space perfect for cloaks and shoes.

The front door takes you into the lounge/diner, there is a door to the additional reception room, kitchen, conservatory and there are stairs rising to the first floor.

The lounge/diner is a very spacious room, spanning the full width of the property. There is sufficient space in here for a sofa suite as well as a dining set conveniently located adjacent to the kitchen. It is a lovely light filled room thanks to a large window to the front elevation and sliding doors providing access to the conservatory.

The conservatory is glazed to three elevations and has French doors providing access directly out the patio and garden beyond.

The kitchen is fully fitted with a matching range of wall and base units with countertops above. It benefits from an inset sink drainer, integrated dishwasher, integrated electric oven that is only a year old, integrated gas hob with stainless steel extractor hood over, brand new integrated fridge/freezer & space and plumbing for a washing machine. The kitchen also offers a useful under the stairs storage cupboard, door to the side elevation and window at the rear providing a lovely outlook over the garden.

Finishing off the accommodation downstairs is the converted garage/additional reception room. It has been properly converted to a fully functional room with lighting, power, heating and a window to the front elevation. The current owners have it set up as a study perfect for working from home but it would also lend itself to a playroom/additional lounge or dining room subject to the new owners needs and requirements.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms and the family bathroom. From here you also will find a useful storage/airing cupboard and access to the loft space.

Bedroom one is situated at the front of the property, it is a great sized double room with fitted wardrobes and a large window to the front elevation providing a nice outlook.

Bedroom two is also situated at the front of the property, it too is a well proportioned double

bedroom and benefits from an over stairs storage cupboard and window to the front elevation.

Bedroom three is situated at the rear of the property, a slightly smaller room but still comfortable for a double bed and the associated furniture. It has a window to the rear overlooking the garden.

The family bathroom is fitted with a three piece suite comprising corner bath with shower over, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

Outside you find the property just set back from the road, with an attractive front garden consisting of a tarmac driveway providing off road parking and lawned area adjacent. The rear garden is low maintenance and mainly laid to lawn, it has paved patio area all of which is kept secure and private by wooden fencing.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

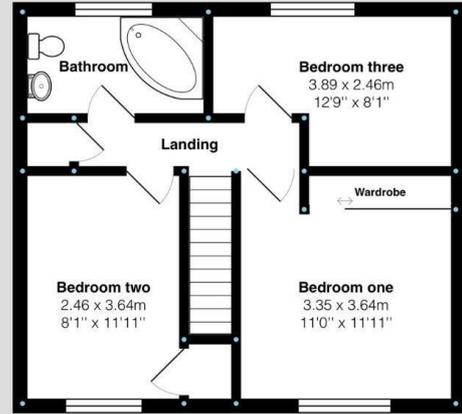
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



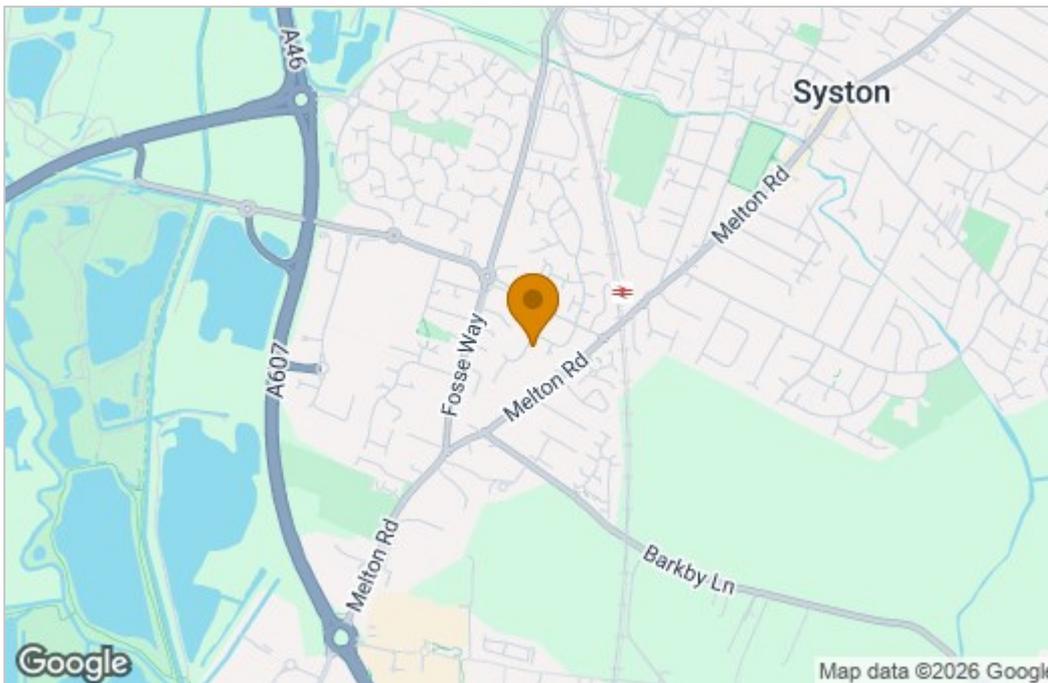
Roundhill Close, Syston  
Internal Square Footage: Approx 1070 sq.ft

**Holdings**  
A Modern Estate Agent

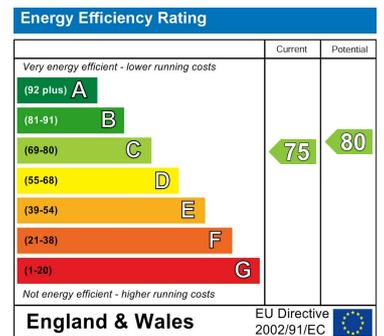
Roundhill Close, Syston  
Internal Square Footage: Approx 1070 sq.ft

**Holdings**  
A Modern Estate Agent

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk