



Connells

Moorland Road
Syston Leicester



Property Description

Syston is benefiting from a wide range of retail and leisure options, including branches of major supermarkets, parks, leisure centre, post office and a number of public houses. Also convenient for a range of well-regarded schooling, both primary and secondary.

As you enter the property via spacious entrance hall which is leading to a front facing lounge, excellent open-plan kitchen/diner with a patio door to rear garden and downstairs toilet on the ground floor.

To the first floor, there are four bedrooms, master with an en-suite & modern bathroom.

To the front aspect is a driveway leading to a garage.

To the rear is a cosy low maintenance garden with patio and law area, an excellent space to take advantage of pleasant days.

Syston is also well placed for commuters, property is very convenient for the train station and well served by plenty of public transport options both by road and rail to Leicester, Loughborough, Melton Mowbray and the property is in prime position for access to the A46 & A607 to allow for commuting throughout the East Midlands and wider area.

Ground Floor

Hallway

Lounge

15' 10" x 10' 11" (4.83m x 3.33m)

Having a carpet floor & window to the front

Kitchen/Dining Room

12' 11" x 17' 5" (3.94m x 5.31m)

Fitted with a range of wall and base units, sink unit, built in oven and hob with an extractor fan over, patio door to the rear aspect & roof windows

Downstairs Toilet

With wash hand basin & toilet

First Floor

Bedroom 1

11' 5" x 13' 1" (3.48m x 3.99m)

Having a carpet floor, radiator & window to the rear

En-Suite

With a shower unit, wash hand basin, toilet & towel radiator

Bedroom 2

9' 4" x 10' 11" (2.84m x 3.33m)

Having a carpet floor, radiator & window to the front

Bedroom 3

7' 6" x 8' 11" (2.29m x 2.72m)

Having a carpet floor, radiator & window to the front

Bedroom 4

8' 2" x 7' 6" (2.49m x 2.29m)

Having a carpet floor, radiator & window to the front

Bathroom

With a wash hand basin, toilet & bath

Garage

13. 9 sq.m.

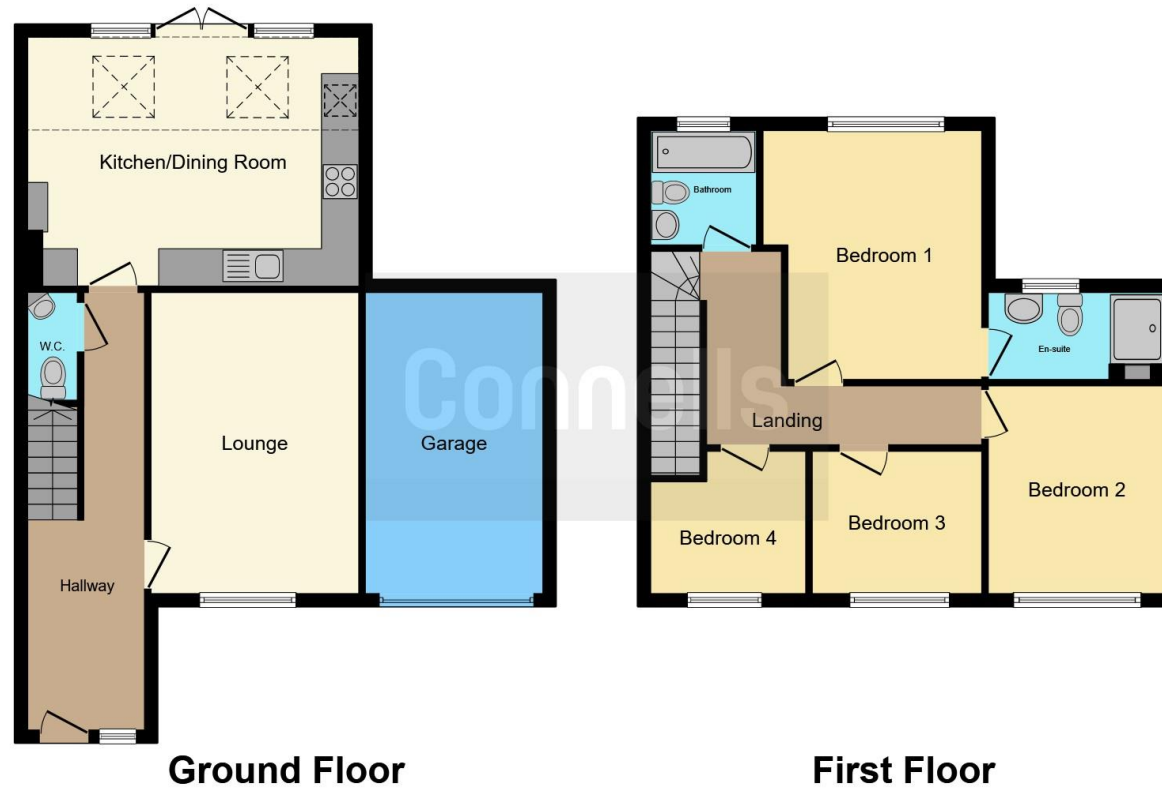
Agents Note

Please note the vendor of this property is a Connells employee









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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Awaiting Photograph

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