



39 Fosse Way
Syston, Leicester, LE7 1NF
£1,300 Per Month



Set on a generous plot is this delightful detached bungalow on Fosse Way offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for growing families.

The accommodation briefly consists of, porch, entrance hall, an open plan lounge-diner, kitchen, bathroom and three double bedrooms. The property also benefits from gas central heating, upvc double glazing, rear garden, off road parking for several vehicles, and a converted garage which now provides an office and store.

The property is just a five-minute walk to Syston Train Station, commuting to Leicester city centre and beyond is both easy and efficient. This accessibility makes it an excellent choice for professionals and families alike.

- Extended Detached Bungalow
- Generous Corner Plot
- Three Double Bedrooms
- Open Plan Lounge-Diner
- Ample Parking & Converted Garage
- Gas Central Heating & Double Glazing
- Available Immediately.
- EPC Rating D
- Council Tax Band C



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 Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a upvc double glazed door leading into.

Porch

2'10" x 6'3" (0.87 x 1.92)
With glazed door leading into.

Entrance Hall

With oak flooring, coved ceiling and provides access to the following.

Lounge-Diner

14'7" x 19'5" (4.46 x 5.92)
(maximum measurements) With oak flooring, dual aspect windows, gas fire with stone surround and french doors leading onto the rear garden.

Kitchen

11'1" x 7'10" (3.39 x 2.40)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and plumbing for a washing machine.

Bedroom One

12'4" x 11'2" (3.76 x 3.42)
With bay window to the front, built in window seat with storage and coved ceiling.

Bedroom Two

12'4" x 11'3" (3.76 x 3.43)
With bay window to the front and oak flooring.

Bedroom Three

8'10" x 11'10" (2.71 x 3.63)
With window to the rear and oak flooring.

Bathroom

8'6" x 6'11" (2.61 x 2.11)
Fitted with a three piece suite comprising low level WC, pedestal basin and bath with shower over.

Outside

The front of the property is gravelled and provides off road parking for several vehicles.
To the rear is a good size garden with block paved patio, lawn, fenced boundaries and double gates providing access to the street & store.

Office

10'0" x 13'0" (3.05 x 3.97)

Store

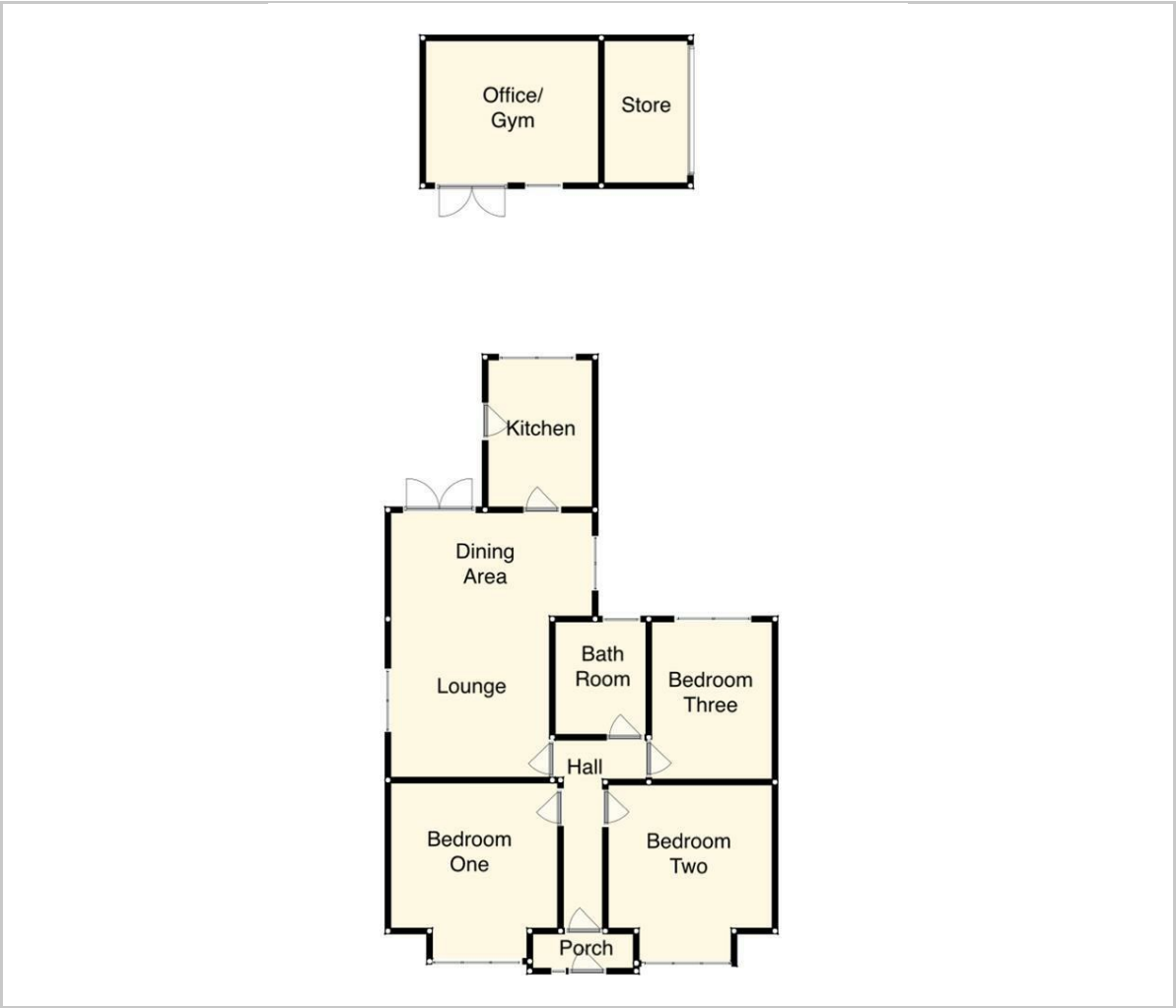
6'4" x 10'0" (1.95 x 3.05)

Services

The property benefits from mains gas, water, electric and drainage.
Internet- standard, super and ultrafast-see Ofcom checker for more details
Mobile- see Ofcom checker for more details.



Floor Plan



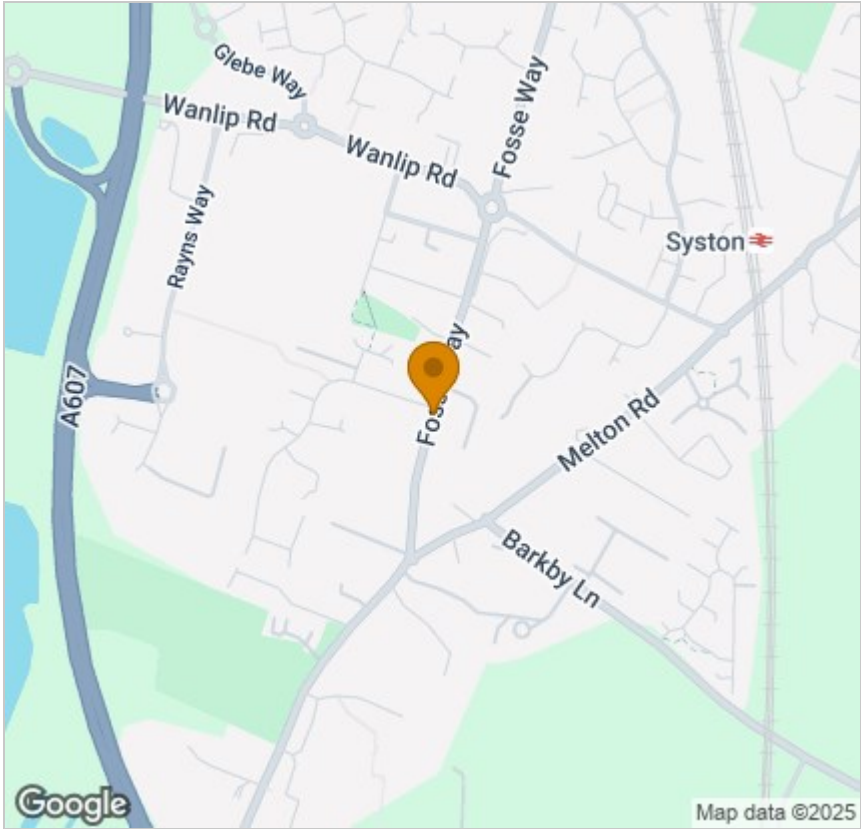
Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

