



15 Anthony Close  
Syston, Syston, LE7 1JA  
**£425,000**



Set within a quiet cul de sac in the ever-popular town of Syston. This well presented, executive detached family home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, a spacious lounge, dining room, breakfast kitchen, wc and a utility to the ground floor. To the first floor is a master bedroom with fitted wardrobes and en-suite shower room, a family bathroom and three further good size bedrooms. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, garage and off road parking. Viewing is strictly by appointment only.

- Well Presented Family Home
- Cul-de-sac Location
- Lounge & Dining Room
- Breakfast-Kitchen & Utility Room
- Four Bedrooms
- Two Bathrooms
- Garage & Parking
- EPC Rating D



## 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 double glazed upvc door leading into.

## Porch

4'5" x 1'6" (1.37 x 0.46)

With upvc double glazed door leading into.

## Entrance Hall

6'7" x 9'8" (2.01 x 2.97)

(maximum measurements) With laminate wood flooring, stairs to the first floor and provides access to the following.

## Lounge

14'11" x 11'1" (4.57 x 3.40)

With laminate wood flooring, coved ceiling and gas fire with feature surround.

## Dining Room

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

With laminate wood flooring, coved ceiling and patio doors leading onto the rear garden.

## Breakfast Kitchen

13'8" x 9'8" (4.19 x 2.97)

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, pantry, Amtico tiled flooring and dual aspect windows.

## Utility Room

4'9" x 5'8" (1.47 x 1.73)

With floor and wall mounted units, roll top work surface and tiled splash back, plumbing for a washing machine, Amtico tiled flooring, sink and drainer unit and door leading to the side and rear.

## WC

2'11" x 5'6" (0.91 x 1.70)

Fitted with a two piece suite comprising, low level wc and vanity unit with mounted basin.

## The First Floor Landing

With loft hatch, storage cupboard and provides access to the following.

## Master Bedroom

13'1" x 12'4" (3.99 x 3.76)

(maximum measurements) With fitted wardrobes, coved ceiling and door leading to the en-suite.

## En-suite

7'10" x 3'4" (2.41 x 1.04)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk-in shower.

## Bedroom Two

10'11" x 13'3" (3.35 x 4.04)

(maximum measurements) With fitted wardrobes.

## Family Bathroom

6'5" x 5'8" (1.967 x 1.73)

Fitted with a three piece suite comprising, low level wc, panelled bath and vanity unit with mounted basin. The bathroom also benefits from additional built-in storage, recessed spotlighting and tiled flooring.

## Bedroom Three

9'1" x 9'6" (2.77 x 2.92)

(maximum measurements)

## Bedroom Four

7'10" x 9'6" (2.39 x 2.92)

(maximum measurements)

## Outside

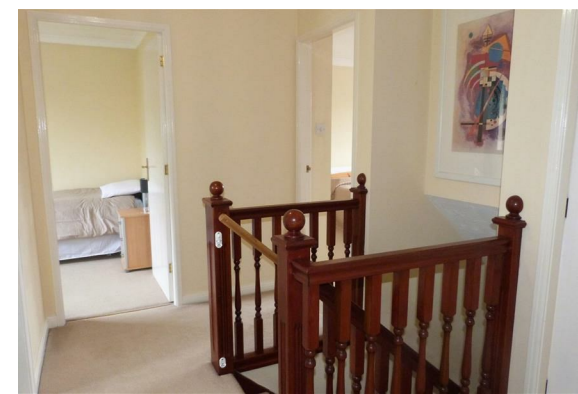
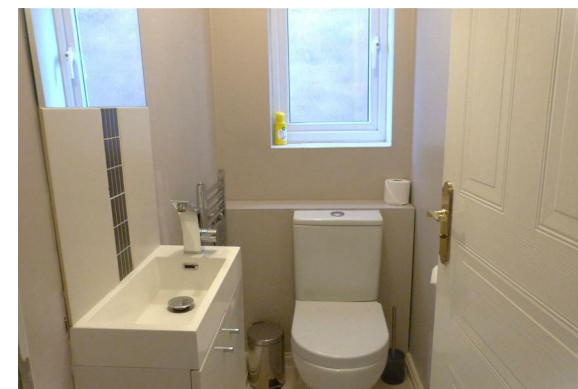
To the front of the property is a lawned garden and tarmac drive which inturn leads to the property, garage and gated access to the side and rear.

To the rear is a good size garden with patio, raised lawn and fenced boundaries.

## Garage

8'7" x 16'9" (2.62 x 5.11)

With up and over door, power and light.



## Floor Plan



## Viewing

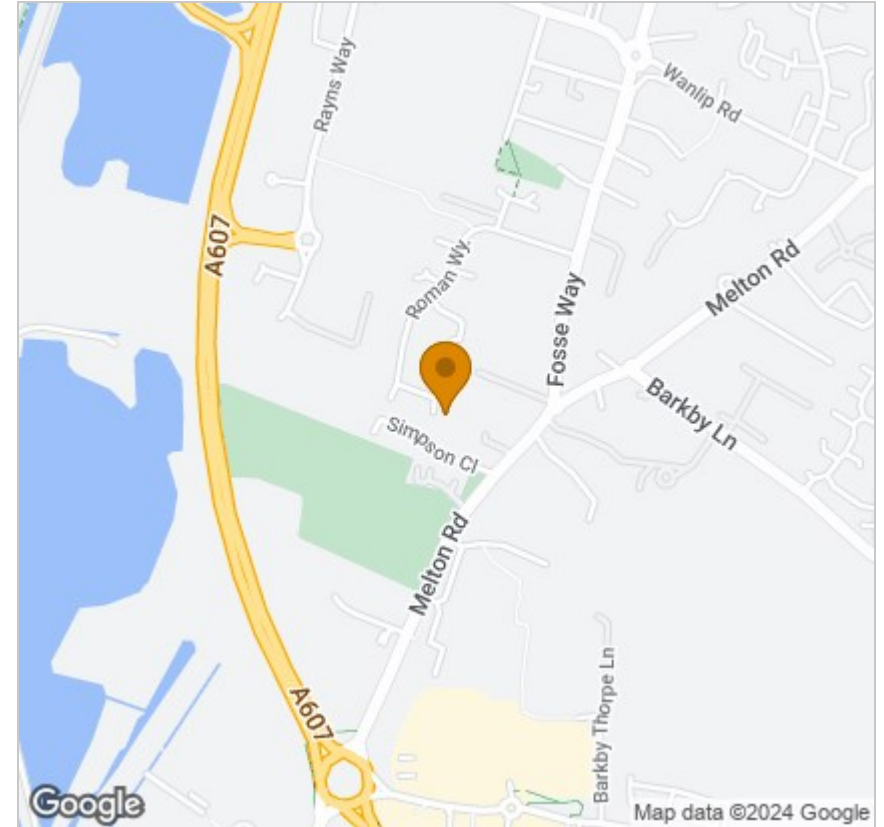
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

