



148 Fosse Way  
Syston, Syston, LE7 1NG  
£290,000



Aston & Co are delighted to offer to the market this extended, three bedroom semi detached home set in the popular town of Syston. The accommodation briefly consists of, entrance hall, lounge, wc and a kitchen-diner to the ground floor. To the first floor are three good size bedrooms and a bathroom. The property also benefits from, upvc double glazing, gas central heating, off road parking for several vehicles and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Home
- Three Good Size Bedrooms
- Parking For Several Vehicles & Garage
- Further Potential To Extend STPP
- Rear Garden
- Walking Distance Of the Station
- Viewing Essential
- 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

## Draft Details Awaiting Vendor Approval

### The Property

The property is entered via double glazed door leading into.

### Porch

2'10" 6'1" (0.865 1.86)

With upvc double glazed door leading into.

### Entrance Hall

12'9" x 6'0" (3.89 x 1.84)

With stairs to the first floor, understairs storage and provides access to the following.

### Lounge

11'4" x 16'7" (3.47 x 5.07)

With half bay window to the front and gas fire with brick surround.

### Kitchen-Diner

12'8" x 12'11" (3.87 x 3.953)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from fitted oven, hob and extractor, sink and driner unit, plumbing for a washing machine and built in storage cupboard.

### WC

3'11" x 1'11" (1.21 x 0.59)

With low level wc and window to the side.

### The First Floor Landing

With window to the side, loft hatch and provides access to the following.

### Bathroom

6'1" x 6'5" (1.87 x 1.97)

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over.

### Bedroom One

11'1" x 15'1" (3.38 x 4.6)

With window to the front.

### Bedroom Two

10'7" x 9'6" (3.25 x 2.92)

With window to the rear and built in cupboard.

### Bedroom Three

10'3" x 7'10" (3.14 x 2.41)

With window to the front.

### Outside

To the front and side of the property is off parking for several vehicles and would be idea for a caravan or motor home. To the rear is good size rear garden with artificial lawn, fenced boundaries and garage.

### Garage

With double doors, power and light.



## Floor Plan



## Viewing

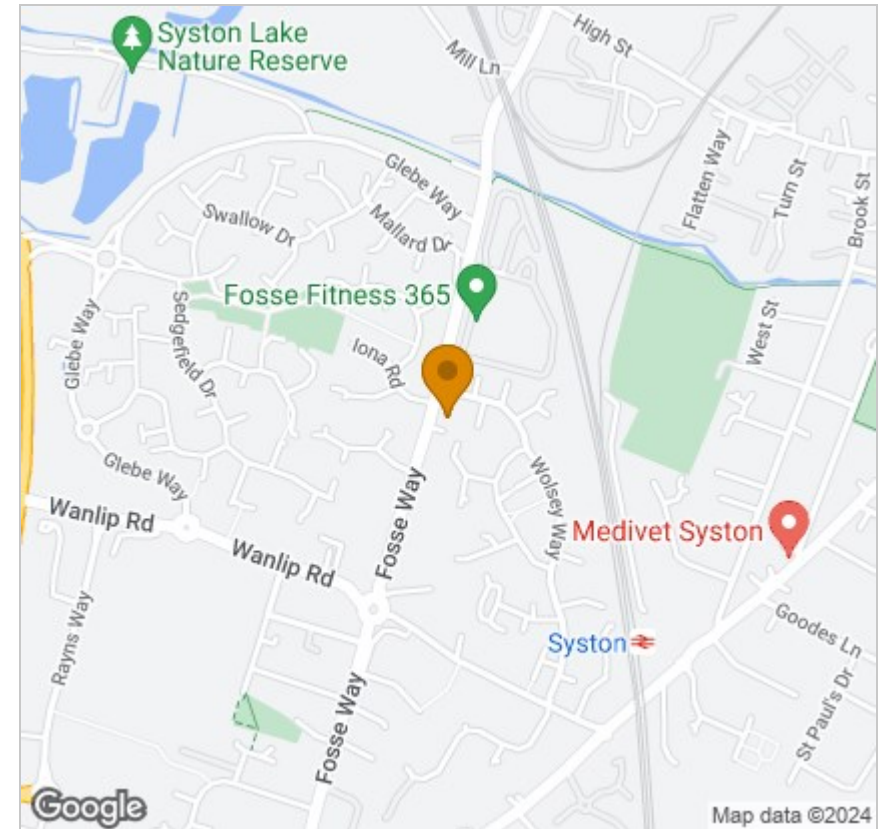
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

