

# Aston & Co

ESTATE & LETTING AGENTS



2 St. Aidans Avenue  
, Syston, LE7 1NW  
£308,500

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Turn-Key, Two Double Bedroom, Skilfully Extended Bungalow Set On A Larger Than Average Plot In The Ever Popular Town Of Syston. Having been extended to the rear to create an ultra modern, open living, kitchen, dining area this immaculately presented property is a must view for those in the market for a bungalow requiring no work. Additional to the living, kitchen, dining area the property benefits from a spacious lounge with bay window, two double bedrooms and a modern fitted bathroom. The property also offers off road parking for multiple vehicles, detached garage, south facing rear garden, uPVC double glazing, gas central heating and is conveniently located on a no through road within walking distance of the train station.

- Immaculately Presented, Extended, Semi Detached Bungalow
- Generous Plot
- Cul-De-Sac Location
- Open Living, Kitchen, Dining Area With Separate Lounge
- Two Double Bedrooms
- Parking For Several Vehicles & Garage
- Viewing Essential
- EPC Rating D / Council Tax Band C / Freehold



## 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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

## The Property

The property is entered via a composite door leading into.

## Entrance Hall

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

## Living, Kitchen, Diner

23'1" x 18'11" (7.05 x 5.78)

(maximum measurements) Perfect For Entertaining! This L shaped light and spacious room offers the ideal space for entertaining or enjoying family time in the evening. There is ample natural light thanks to the uPVC double glazed windows to the side and rear aspect along with the glass roof in the living, dining area. The room also benefits from tiled flooring, spotlights, underfloor heating and uPVC double glazed french doors leading out onto the rear garden.

The modern kitchen is fitted with floor and wall mounted units with soft closing doors and worktop with upstand. The kitchen also benefits from a gas hob and extractor fan, integrated oven and grill, integrated washing machine and dishwasher, integrated fridge freezer and a stainless steel sink.

The living, dining area offers ample space to wind down with an island providing seating for 4 people with further space along the room which is currently being used as a second lounge.

## Lounge

12'5" x 12'9" (3.81 x 3.90)

A spacious yet cosy lounge with an electric fire, coved ceiling and both a uPVC double glazed bay window to the front aspect and an obscure uPVC double glazed window to the side aspect.

## Bedroom One

11'5" x 12'0" (3.49 x 3.68)

(maximum measurements) Double bedroom with fitted wardrobes, coved ceiling and a triple uPVC double glazed window to the front aspect.

## Bedroom Two

9'0" x 10'7" (2.76 x 3.23)

Another double bedroom which is currently being used as a hobby room which also provides access to the living, kitchen, dining area via an internal bi-fold door

## Bathroom

6'5" x 7'6" (1.96 x 2.30)

A modern three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

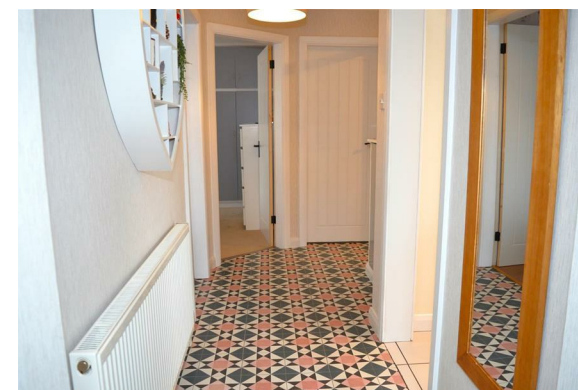
## Outside

To the front of the property is a block paved driveway providing car standing for two vehicles and a lawned area. The driveway in turn leads to the garage, front door and side gate which in turn leads to the rear garden.

To the rear is a spacious, low maintenance south facing garden which benefits from paved patio areas, decking, home bar and fenced boundaries.

## Garage

With up and over door, power and light.



## Floor Plan



## Viewing

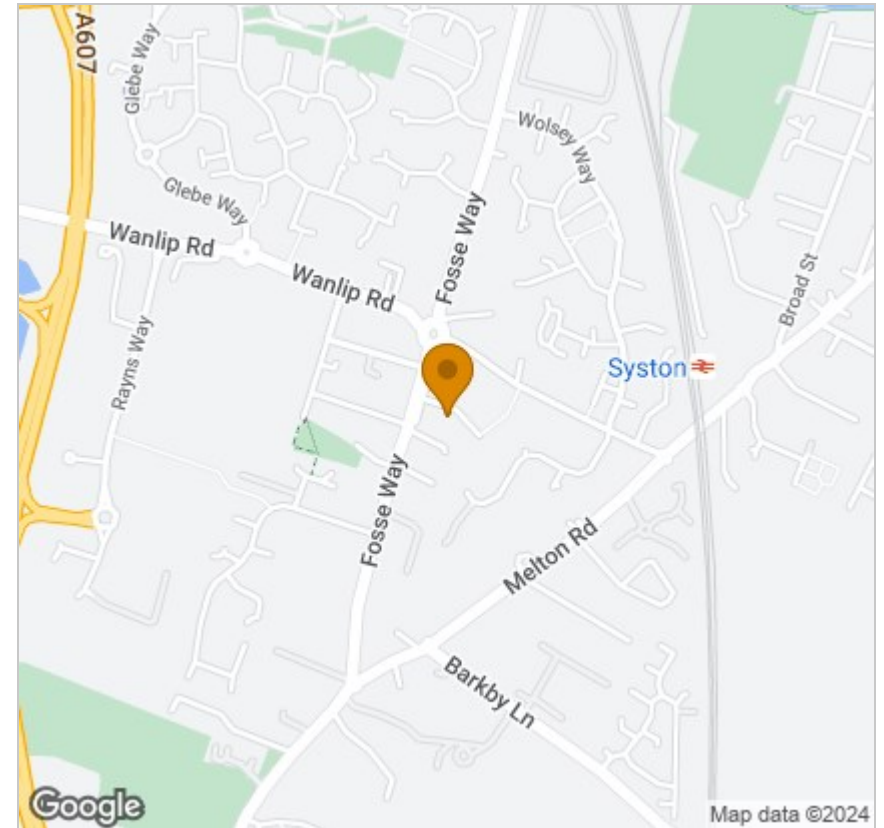
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

