



BARKBY ROAD

System, Leicestershire. LE7 2AJ

Aston & Co
Exclusive Homes

SUMMARY

Requiring some modernisation and upgrading but offering a fantastic opportunity to acquire a large family home boasting approx. 145 square meters of living accommodation on a large plot in one of Syston's most favoured locations.

Set back from the road with parking for several vehicles, this thoughtfully extended, detached family bungalow currently has 3 very large double bedrooms, a spacious sitting room, an open plan dining room/kitchen all off a large central hallway, and a family bathroom. However, there is enormous potential for reordering of the accommodation to create a 4/5 bedroom family home with the addition of another bathroom.

In addition to the living accommodation, outside in the very large garden there is a larger than average single garage and a games complex / annex measuring approx. 55 square meters and comprising an entrance hall, the main games area currently housing a snooker table, a bar/seating area and a wc.

Further to the games room there is also a stable block comprising 3 horse boxes and a feed store.

THE ACCOMMODATION

Set behind a low brick wall and screened from the road by mature shrubbery hedging, the deep frontage provides ample car standing with the driveway extending to the side and providing gated access to the garage at the rear.

The bungalow is entered through a sliding door into a spacious porch which could be opened up into the entrance hall which in turn provides access to the rest of the accommodation.

To the left of the hall, bedroom 1 is unusually large measuring an enviable 24 ft in length with a window overlooking the front and a sink in the rear corner.









A similar sized bedroom lies to the right of the entrance hall also having a window to the front. There is scope for re-modelling the front section of the house to create an additional bedroom and an extra bathroom. The third bedroom is also generously sized and has a window to the side.

At the end of the hall, a door leads into the open plan dining room/kitchen. The dining area with space for a family dining table has a fireplace and a window to the side, whilst the kitchen area has a range of base and wall units, space for appliances and a window and a door to the side. A small passage at the end of the kitchen leads into the family bathroom comprising a toilet, sink, corner bath and a separate walk-in shower enclosure.

A spacious family sitting room with a feature fireplace, a window to the side and a large patio door providing access onto the patio and views of the rear garden completes the living accommodation.

LEISURE COMPLEX/ANNEX

Located in the rear garden, there is a brick built leisure/entertaining complex comprising an entrance hall, a bar/seating area and a large area currently the home of a snooker table ample windows provides lots of natural light and a second door to the rear. This excellent facility could be considered for a number of other uses if required.

OUTSIDE

Set behind a low brick wall the front garden has been largely block paved to provide hard standing for approx. 5 vehicles. A mature, well-stocked border to the front provides screening from the street. The block paving extends down the side of the property to provide access to the large single garage to the rear.

The large and very private rear garden has been laid out with ease of maintenance in mind. A patio area directly behind the house has a raised bed stocked with shrubs and small trees and a large lawn extends to the bottom of the garden. The perimeter of the garden is mainly fenced with mature hedging across the bottom providing privacy from the neighbouring properties.

A stable block is located towards the bottom of the garden comprising 3 horse boxes and a feed store but could be adapted for other uses if required.

THE AREA

Syston is a North East Leicestershire town in the Borough of Charnwood approx. 5 miles north of Leicester.. Earliest records dating back more than 1000 years show a settlement where modern day Syston sits straddling the old Roman road known as Fosse Way.

The towns oldest building is thought to be the Parish Church of St Peters & St Pauls dating back in part to the 13th Century. The town centre built around Melton Road & High Street has a good selection of shops, supermarkets, pubs & eateries and local schools include Merton Primary and Wreake Valley secondary schools. There is also well respected private schooling within a reasonable traveling distance. There are a number of industrial sites on the outskirts of the town and a number of residential developments have spread out towards the neighbouring villages..

The A46 Leicester Western by-pass provides easy access to the motorway network and around the county.

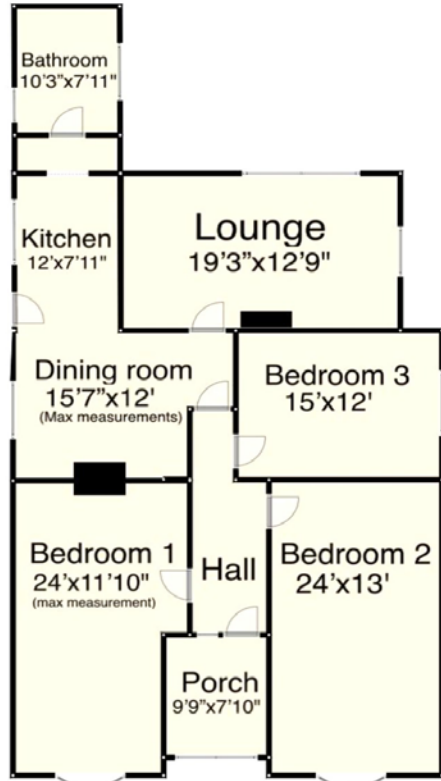
Although it is largely considered a commuter-town for Leicester, much of Syston's popularity today is due to the A46 By-Pass which provides easy access to Melton Mowbray, Loughborough, Nottingham and the M1/M69 motorways for those travelling further afield and with its own mainline railway station, Syston has become a viable London commuter location.





Floorplans

For identification purposes only.



Living accommodation



Annex / Leisure Complex

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Septic Tank

Council Tax Band D

Local Authority Charnwood

EPC rating E



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Important Notice

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