

Aston & Co

ESTATE & LETTING AGENTS



34 Northfields
Syston, LE7 1HW

£465,000



Set within a quiet cul-de-sac just a few minutes walk from the town centre this well presented, spacious, five bedroom family home is must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, a spacious 26ft lounge-diner, kitchen, wc and a family room to the ground floor. To the first floor are five good size bedrooms, family bathroom and a shower room. The property also benefits from upvc double glazing, gas central heating, off road parking, garage and a generous south facing rear garden. Viewing is strictly by appointment only.

- Extended Detached Family Home
- 26ft Lounge-Diner & Garden Room
- Five Bedrooms
- Two Bathrooms
- Garage & Parking
- Generous South Facing Rear Garden
- Viewing Essential
- EPC Rating 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 St Peters & St. Pauls Primary School, Merton Primary School and Wreake Valley Academy

Draft Details Awaiting Vendor Approval

The Property

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

Porch

5'4" x 4'3" (1.65 x 1.32)

With tiled flooring and double glazed oak door with glazed side panel leading into.

Entrance Hall

5'8" x 12'6" (1.73 x 3.83)

(maximum measurements) With stairs to the first floor, under stairs storage, cloak room, engineered oak flooring, coved ceiling and provides access to the following.

WC

6'7" x 3'6" (2.01 x 1.07)

Fitted with a two piece suite comprising low level wc and wall mounted basin.

Lounge-Diner

12'9" x 26'11" (3.89 x 8.21)

With half bay window to the front, coved ceiling, recessed spotlights, gas fire with feature surround and bi-fold doors leading onto the rear garden.

Kitchen

12'4" x 8'7" (3.76 x 2.62)

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, recessed spotlighting, karndeian flooring, integrated dish washer, fridge, washing machine and bin.

Family Room

14'11" x 8'7" (4.57 x 2.64)

With french doors leading onto the rear garden, karndeian flooring, coved ceiling and door leading to the garage.

The First Floor Landing

With loft hatch and drop down ladder, airing cupboard and provides access to the following.

Bedroom One

10'5" x 12'2" (3.2 x 3.71)

With bay window to the front and built in wardrobes.

Bedroom Two

13'3" x 8'7" (4.06 x 2.64)

With window to the rear.

Bedroom Three

16'0" x 7'6" (4.88 x 2.31)

(maximum measurements) With window to the front.

Bedroom Four

8'7" x 10'0" (2.64 x 3.07)

With window to the rear.

Bedroom Five

10'2" x 6'7" (3.12 x 2.01)

With window to the front.

Bathroom

6'9" x 5'6" (2.08 x 1.68)

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

Shower Room

6'9" x 5'6" (2.06 x 1.68)

Fitted with a four piece suite comprising, low level wc, pedestal basin, bidet and walk in shower.

Outside

The front of the property is block paved and provides car standing. To the rear is a mature well stocked garden with patio area, planted borders and fenced boundaries.

Garage

8'2" x 19'5" (2.49 x 5.94)

With electric roller shutter door, power and light.

Services



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

