

FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
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5 Montague Avenue
Syston, Leicester, LE7 2LJ
£290,000



Aston & Co are delighted to offer to the market this immaculately presented, extended, three bedroom semi detached house in the ever popular Syston. Set within walking distance of Merton Primary School and Deville Park this property is ideal for young families and first time buyers alike. Inside, the property briefly comprises; entrance hall, office/study/gaming space, full length lounge-diner and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from a well presented rear garden, off road parking, extended garage with inspection pit, uPVC double glazing and gas central heating.

- Immaculately Presented
- Extended Semi-Detached House
- Three Bedrooms
- 25ft Lounge-Diner
- Office/Study Space
- Extended Garage With Inspection Pit
- Rear Garden & Ample Parking
- 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, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School, St Peters & St. Pauls Primary School and Wreake Valley Academy.

Draft Details Await Vendors Approval

The Property

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

Entrance Hall

With stairs to the first floor and provides access to the following.

Lounge-Diner

25'9" x 11'0" (7.85m x 3.35m)

(maximum measurements) Full length, light and spacious room with spotlights, uPVC double glazed window to the front aspect and french doors leading out onto the rear garden. The dining area houses the family dining table and provides access into the kitchen

Kitchen

11'5" x 8'2" (3.49 x 2.50)

Fitted with a range of floor and wall mounted units with worktop and upstand. The kitchen benefits from gas hob, oven and extractor fan, integrated dishwasher, plumbing for a washing machine, stainless steel sink and drainer unit, spotlights and uPVC double glazed door leading to the side of the property.

Office / Study

6'7" x 2'10" (2.03 x 0.87)

First Floor Landing

With storage cupboard, airing cupboard, loft access via the drop down ladder and uPVC double glazed window to the side aspect.

Bedroom One

12'11" x 9'10" (3.94 x 3.00)

(maximum measurements) With uPVC double glazed window to the front aspect.

Bedroom Two

10'7" x 9'5" (3.25 x 2.89)

(maximum measurements) With uPVC double glazed window to the rear aspect.

Bedroom Three

7'4" x 7'1" (2.25 x 2.18)

With uPVC double glazed window to the front aspect.

Bathroom

5'4" x 7'3" (1.65 x 2.23)

Fitted with a three piece suite comprising bath with shower over, wall hung basin and wc. The bathroom also benefits from a heated towel rail and obscure uPVC double glazed window to the rear aspect.

Outside

To the front of the property is car standing for multiple vehicles.

To the side are double gates which in turn leads to the rear of the property.

To the rear is a well presented low maintenance garden with paved patio area, decked area and fenced boundaries with the remainder laid to lawn.

Exended Garage

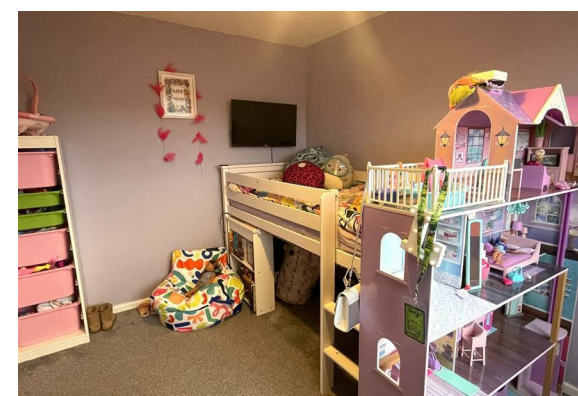
With up and over door, power, light and inspection pit.

Services

The property benefits from mains gas, electric & water.

Broadband- Ultrafast see Ofcom checker for more details.

Mobile- EE, Three, 02, Vodafone - see Ofcom checker for more details.



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

