

Aston & Co

ESTATE & LETTING AGENTS



60 Roundhill Close
Syston, Leicester, LE7 1PP

£370,000



Set on a generous plot at the end of a quiet cul-de-sac, just a short walk from the centre and station this spacious, well presented detached bungalow must be viewed to be fully appreciated. The accommodation briefly consists of, porch, entrance hall, lounge, conservatory, dining room, three good size bedrooms and a four-piece bathroom. The property also benefits from, upvc double glazing, gas central heating, garage, off road parking and gardens to the side and rear. Viewing is strictly by appointment only.

- Well Presented Detached Bungalow
- Cul-de-Sac Location Within Walking Distance of The Centre & Station
- Lounge, Conservatory & Dining Room
- Three Bedrooms & Four Piece Bathroom
- Garage & Parking
- Upvc Double Glazing, Gas Central Heating
- Viewing Essential
- EPC Rating D, Council Tax Band D, 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 St Peters & St. Pauls Primary School, Merton Primary School and Wreake Valley Academy

The Property

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

Porch

3'1" x 4'11" (0.95 x 1.50)

With tiled flooring and upvc double glazed door leading into.

Entrance Hall

With storage cupboard, coved ceiling, oak flooring, loft hatch and provides access to the following.

Lounge

17'0" x 11'1" (5.20 x 3.40)

With patio door leading into the conservatory, arch way leading to the dining room, electric fire and feature surround.

Dining Room

10'0" x 9'0" (3.07 x 2.75)

With coved ceiling, window to the rear, laminate wood flooring and serving hatch.

Conservatory

10'5" x 8'0" (3.18 x 2.46)

With french doors leading on to the rear garden.

Kitchen

10'0" x 10'8" (3.06 x 3.26)

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, integrated dishwasher, washing machine, fridge and freezer.

Bathroom

9'11" x 7'8" (3.03 x 2.36)

Fitted with a four piece suite comprising, low level wc, vanity unit with basin, bath and walk in shower.

Bedroom One

10'0" x 12'7" (3.07 x 3.84)

With fitted wardrobes.

Bedroom Two

11'2" x 9'5" (3.41 x 2.88)

With fitted wardrobes.

Bedroom Three

8'2" x 7'7" (2.50 x 2.33)

With fitted wardrobe.

Outside

To the front and side of the property is off road parking leading to the garage and gated access to the rear.

To the rear is a mature well stocked wrap-around garden with summer house, patio area, vegetable plot, brick store, greenhouse and fenced boundaries with the remainder being laid to lawn.

Garage

With up and over door power and light.

Services

The property benefits from mains, water, gas and electric.

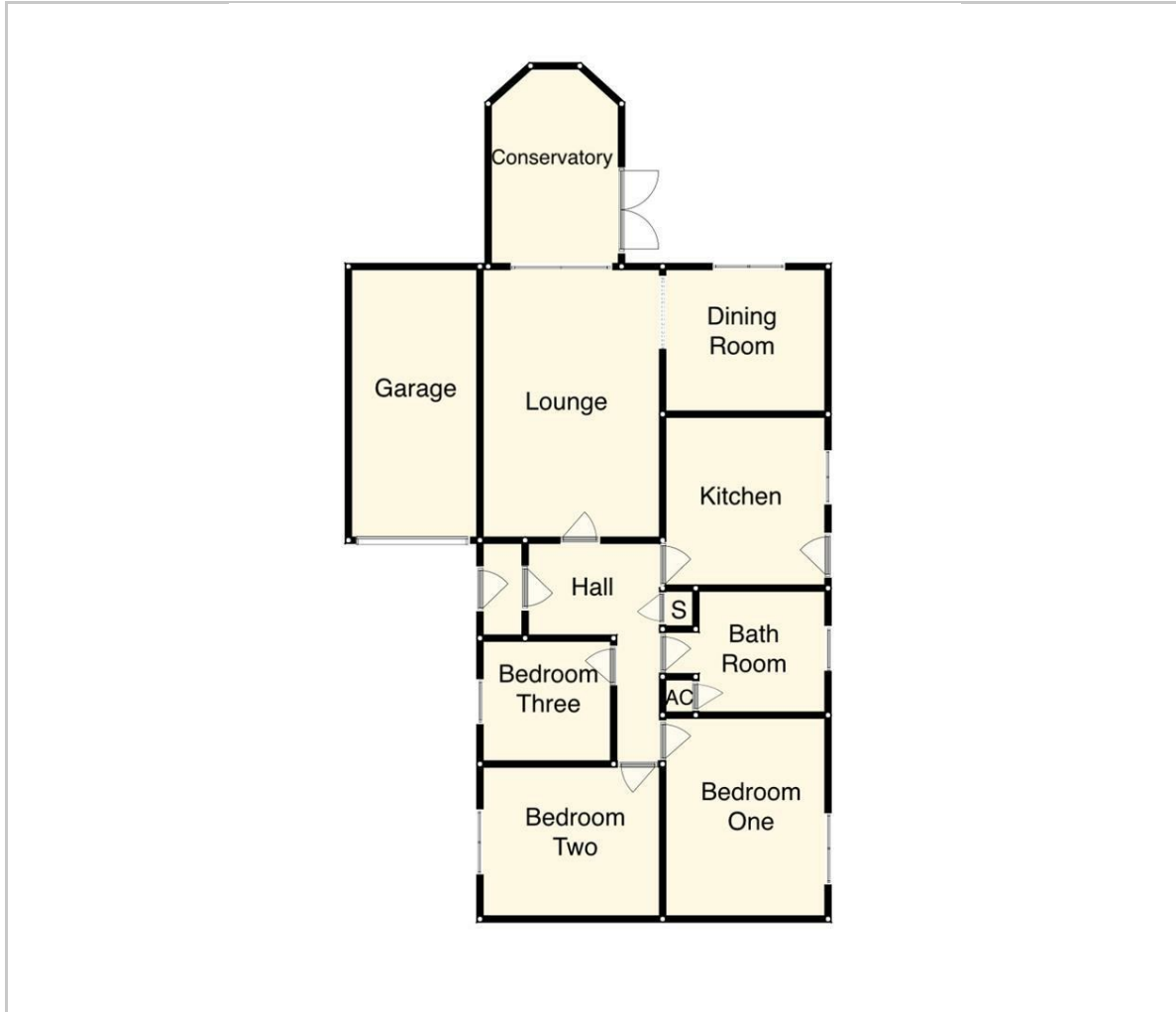
The centralheating is gas fired.

Note to Buyers

The property is situated on a private road, each owner is liable for the upkeep of their portion.



Floor Plan



Viewing

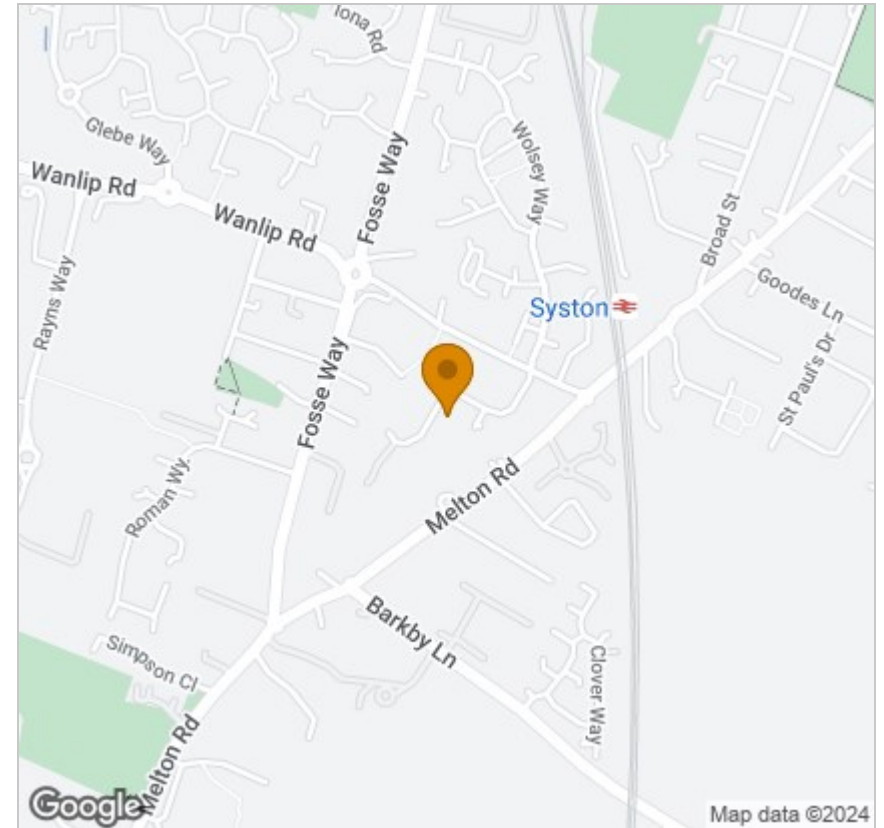
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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

