



2 Lime Close

Syston, Leicester, LE7 2AZ

£283,000



Set within a quiet cul-de-sac just a short walk from the town centre, this immaculately presented extended semi detached home is a must view for potential buyers. The accommodation briefly consists of entrance hall, reception room, an open plan lounge-diner and a kitchen to the ground floor. To the first floor are three bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating with a recently replaced boiler and hive system, off road parking, garage in a block and a rear garden. Viewing is strictly by appointment only.

- Well Presented, Extended, Semi Detached Home
- Walking Distance Of The Town Centre
- Two Reception Rooms
- Three Bedrooms
- Corner Plot
- Garage & Parking
- Viewing Essential
- EPC Rating E, Freehold, Council Tax Band B



## 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 and Wreake Valley Academy.

## The Property

The Property is entered via a double glazed composite door leading into.

## Entrance Hall

With stairs to the first floor, meter cupboard, laminate wood flooring and provides access to the following.

## Reception Room/ Bedroom Four

7'8" x 12'3" (2.35 x 3.75)

With window to the front and laminate wood flooring which is currently being used as a bedroom.

## Lounge-Diner

14'0" x 20'6" (4.28 x 6.25 )

(maximum measurements) With half bay window to the front, patio door to the rear leading out onto the garden, laminate wood flooring, coved ceiling and fire with feature surround.

## Kitchen

9'3" x 8'2" (2.84 x 2.51)

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, plumbing for a dish washer, walk in pantry and tiled flooring.

## The First Floor Landing

With window to the side, loft hatch and provides access to the following.

## Bedroom One

10'5" x 10'9" (3.2 x 3.3 )

With Juliette balcony.

## Bedroom Two

10'5" x 9'5" (3.20 x 2.89)

With window to the rear and airing cupboard.

## Bedroom Three

7'10" x 6'6" (2.40 x 2.00)

With window to the front.

## Bathroom

5'6" x 6'5" (1.70 x 1.98)

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

## Outside

To the front is a garden and gravelled drive way providing car standing.

To the rear is garden with patio and lawned areas with fenced boundaries and gated access to the garage.

## Services

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

Internet-standard, superfast & ultrafast-see ofcom checker for more details.

Mobile- EE, Three, Vodafone, O2-see ofcom checker form more details.



## Floor Plan



## Viewing

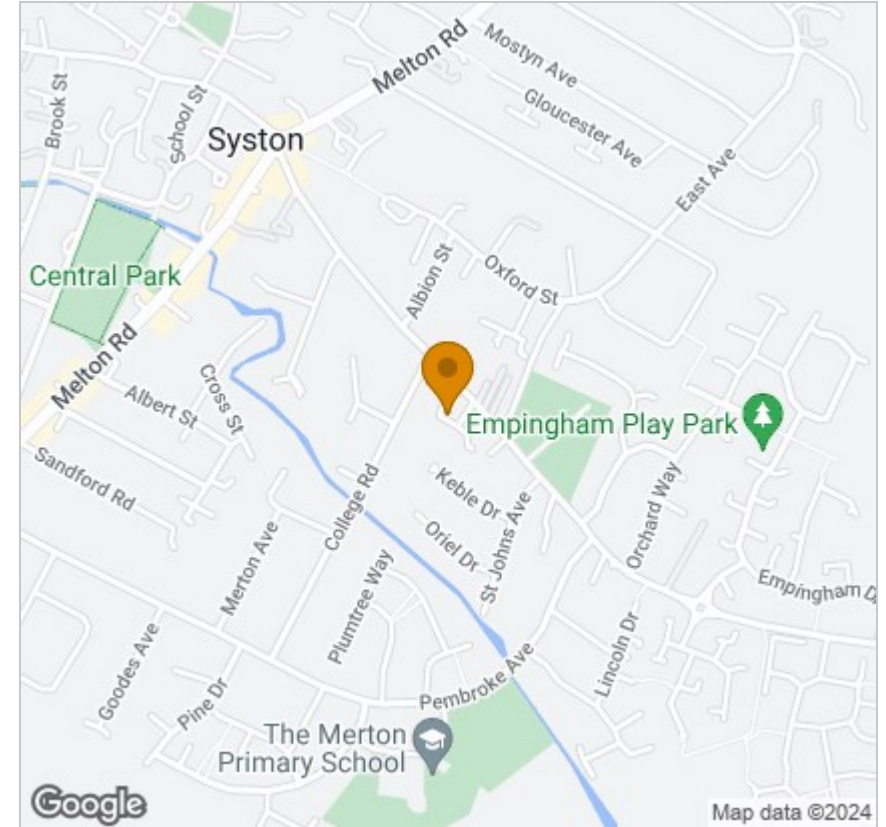
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

