



29 Lincoln Drive  
Syston, Leicester, LE7 2JW  
£185,000



New To The Market & Being Sold With No Upward Chain! Ideal for first time buyers, investors and downsizers alike this two bedroom semi detached house in Syston is a must view for potential buyers. Inside, the property briefly comprises; entrance hall, kitchen, full width lounge and a conservatory to the ground floor. The first floor offers two bedroom and a bathroom. The property also benefits from uPVC double glazing, gas central heating and an off road parking spot.

- No Upward Chain
- Two Bedroom
- Semi Detached House
- Ideal FTB/BTL
- Parking & Conservatory
- GCH & uPVC DG
- EPC Rating D / Council Tac Band B / 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 and Wreake Valley Academy.

## External Porch

With storage cupboard and leads to the front door.

## The Property

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

## Entrance Hall

Providing access to the following.

## Kitchen

9'9" x 6'7" (2.98 x 2.03)

Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor, plumbing for a washing machine, sink and drainer unit and a uPVC double glazed window to the front aspect.

## Lounge

16'10" x 12'5" (5.15 x 3.80)

(maximum measurements) Full width lounge with stairs leading to the first floor and provides access into the conservatory.

## Conservatory

7'3" x 9'8" (2.23 x 2.97)

With power and uPVC double glazed door leading out into the rear garden.

## The First Floor Landing

With loft access, airing cupboard and provides access to the following.

## Bedroom One

11'2" x 12'5" (3.42 x 3.79)

(maximum measurements) Double bedroom with fitted robes and uPVC double glazed window to the rear aspect.

## Bedroom Two

11'1" x 6'0" (3.38 x 1.85 )

With storage cupboard and uPVC double glazed window to the front aspect.

## Bathroom

5'8" x 6'0" (1.74 x 1.84 )

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, extractor fan, spotlights and an obscure uPVC double glazed window to the front aspect.

## Outside

To the front of the property is a low maintenance garden with paved path leading to the porch and side gate.

To the side is a gate which in turn leads to the side and rear of the property.

To the rear is another low maintenance stoned garden with paved path leading to the rear gate.

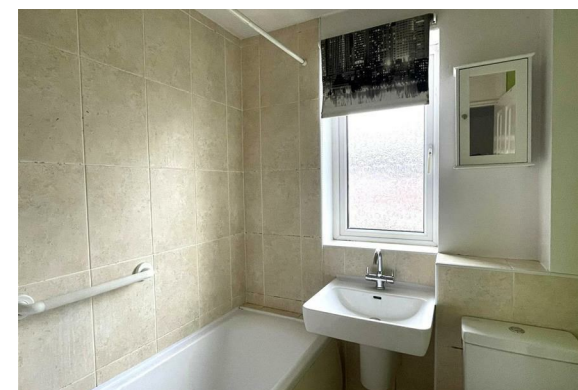
## Services

The property benefits from mains gas, water and electric.

Internet Speed- Super & Ultrafast are available - see Ofcom checker for more details.

Mobile & Data- Vodafone & 02 - see Ofcom checker for more details.

Local Authority- Charnwood Borough



## Floor Plan



## Viewing

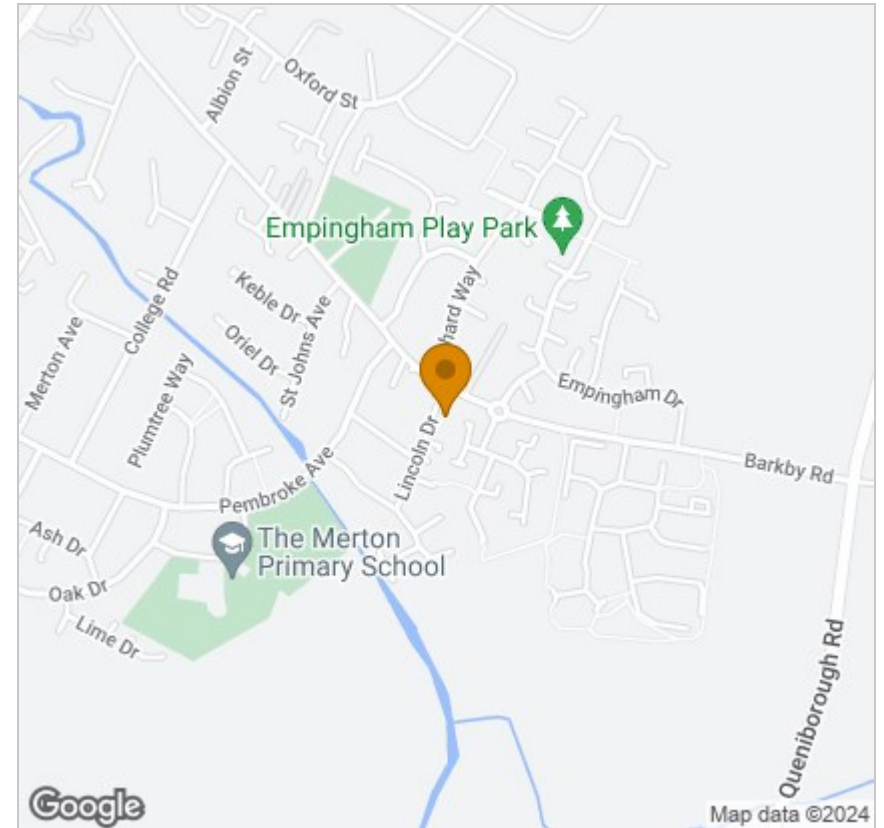
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

