

Aston & Co

ESTATE & LETTING AGENTS



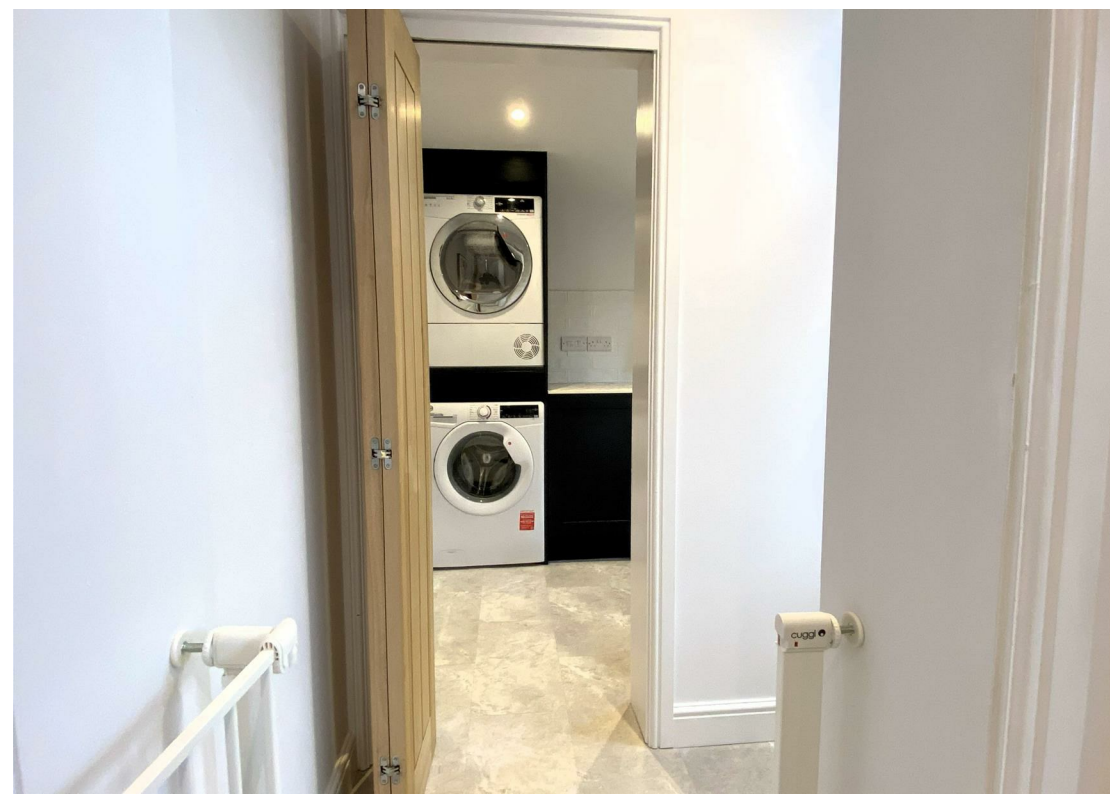
35 Wellington Street
Syston, Leicester, LE7 2LG

£325,000



RECENTLY REFITTED KITCHEN & UTILITY ROOM!!! Conveniently located in the centre of Syston and just a short walk from the train station this immaculately presented, spacious family home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, open plan kitchen-diner, conservatory and utility room to the ground floor. The first floor offers three bedrooms and a bathroom. The property also benefits from upvc double-glazing, off-road parking, garage and a rear garden. Viewing is strictly by appointment only.

- Immaculately Presented Semi Detached Home
- Walking Distance of the Centre & Station
- Recently Refitted Kitchen & Utility Room
- Lounge & Conservatory
- Three Bedrooms
- Garage & Parking
- Rear Garden
- EPC Rating D, 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 upvc double glazed door leading into.

Porch

2'1" x 6'11" (0.66 x 2.13)

With tiled flooring and upvc double glazed door leading into.

Entrance Hall

7'10" x 6'11" (2.41 x 2.12)

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

Lounge

11'5" x 13'2" (3.48 x 4.02)

With bay window to the front, coved ceiling and open fire with feature surround.

Kitchen-Diner

13'3" x 18'10" (4.04 x 5.76)

Fitted with a range of floor and wall mounted units with zenith worktops and tiled splash backs. The kitchen also benefits from a fitted oven hob and extractor, Belfast sink and mixer tap, island with breakfast bar and an integrated dishwasher.

Conservatory

10'5" x 8'11" (3.20 x 2.74)

Suitable for all year use with radiator, power, light and laminate wood flooring.

Rear Hall

2'9" x 6'4" (0.86 x 1.95)

With door leading to the rear garden.

Utility Room

5'8" x 6'0" (1.75 x 1.83)

Fitted with floor mounted units with zenith work tops, Belfast sink and tiled splash backs, plumbing for a washing machine, space for a dryer and a low level WC.

The Firsr Floor Landing

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

Bathroom

5'10" x 6'11" (1.78 x 2.11)

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

Bedroom One

11'4" x 12'1" (3.47 x 3.69)

With window to the rear and fitted wardrobes

Bedroom Two

11'4" x 10'11" (3.47 x 3.35)

With window to the front and laminate wood flooring.

Bedroom Three

7'4" x 6'11" (2.25 x 2.13)

With window to the front and laminate wood flooring.

Outside

To the front of the property there is a low maintenance block paved frontage and drive way with fenced boundaries and gated access to the side of the property.

To the rear of the property there is an ample sized rear garden with decked and paved areas with the remainder being laid to lawn with fenced and walled boundaries and a detached brick built garage.

Garage

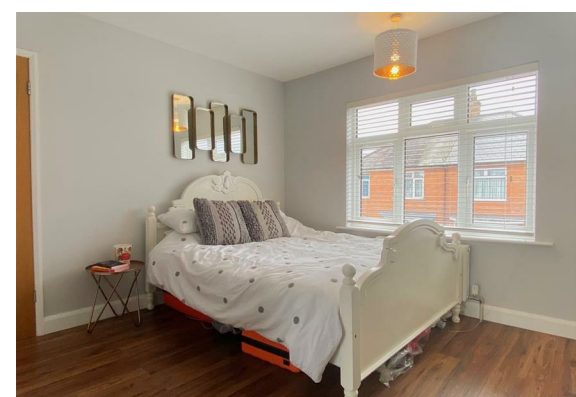
15'3" x 8'9" (4.67 x 2.69)

Services

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

The Boiler is gas fired, The boiler and a hive thermostat were installed in October 2020.

Internet-standard, superfast and ultrafast are available-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

