

# Aston & Co

ESTATE & LETTING AGENTS



12 Ruskin Avenue  
Syston, Syston, LE7 2BY  
**£320,000**





Set within walking distance of Merton Primary this well presented, extended family home is perfect for families in need of more space. The accommodation briefly consists of, porch, entrance hall, a spacious lounge diner and an extended kitchen-diner to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property sits on a generous plot offering great potential for further extension (stp), double garage, upvc double glazing, gas central heating and off road parking for several vehicles which could be ideal for a motorhome or Caravan. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Extended Family Home
- Generous Plot With Further Potential To Extend (stp)
- Double Garage & Extensive Parking
- Walking Distance Of Merton Primary
- Kitchen-Diner & Lounge-Diner
- Three Bedrooms
- Viewing Essential
- Epc Rating C, 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 and Wreake Valley Academy.

## The Property

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

## Porch

With glazed door leading into.

## Entrance Hall

13'9" x 5'11" (4.21 x 1.82)

With stairs to the first floor, cloakroom, under stairs storage and provides access to the following.

## Lounge-Diner

25'9" x 10'11" (7.86 x 3.33)

(maximum measurements) With window to the front aspect, open fire with log burner, tiled hearth and oak mantle, recessed spotlighting and patio doors leading on to the rear garden.

## Kitchen-Diner

13'10" x 20'0" (4.24 x 6.12)

(maximum measurements) (Maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker with extractor, sink and drainer unit, plumbing for a washing machine and dish washer, integral door to the garage, door to the rear garden, recessed spotlighting and laminate wood flooring.

## The First Floor Landing

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

## Family Bathroom

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

## Bedroom One

12'11" x 9'10" (3.96 x 3.02)

With window to the front and fitted wardrobes.

## Bedroom Two

10'11" x 9'8" (3.33 x 2.97)

With window to the rear and fitted wardrobes.

## Bedroom Three

8'2" x 6'11" (2.51 x 2.13)

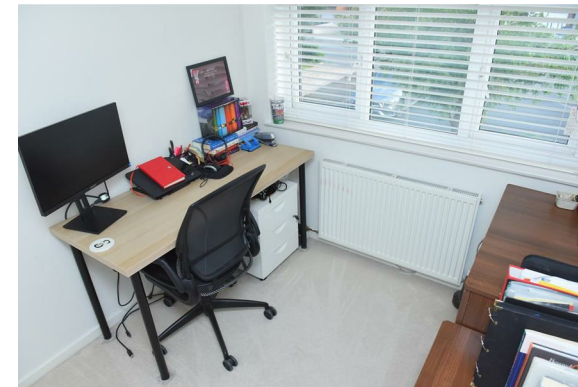
With window to the front.

## Outside

To the front is a mature lawned garden with extensive parking. To the rear is good size lawned garden with fenced boundaries.

## Garage

With up and over door, power, light and integral door leading to the kitchen-diner.





## Floor Plan



## Viewing

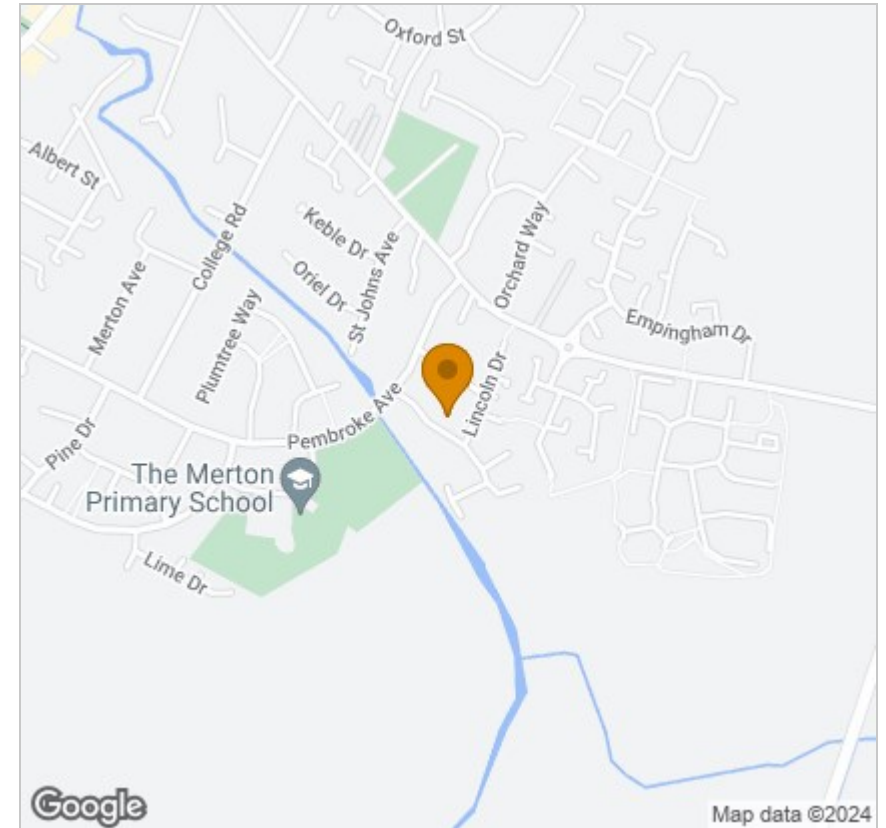
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

