



74 Barkby Lane  
Syston, Syston, LE7 2BB  
£850 Per Month



Available Immediately! Set in the sought after village of Barkby, this spacious, DUPLEX apartment is set within this picturesque converted period property. Combining the properties original features with a modern touch this turn key apartment. The property is accessed via a private, tree lined driveway and is surrounded by open countryside. Inside, the accommodation briefly comprises; open lounge-diner, fully fitted kitchen with integrated appliances, spacious double bedroom with a separate office / dressing room and a modern tiled bathroom. The property also benefits from electric heating, uPVC double glazing, intercom system, communal garden and allocated parking.

- Immaculately Presented
- Spacious One Bedroom Duplex Apartment
- Office / Dressing Room
- Allocated Parking
- Tree Lined Driveway
- Forming Part Of A Stunning Period Property
- Communal Gardens
- EPC Rating E / Council Tax Band B / Leasehold



## Location

Barkby is an unspoiled, sought after village to the north of Leicester, local amenities including a popular primary school, public house and a cricket ground. The Grove is situated on the outskirts of the village and is only a few minutes by car from Syston and the Thurmaston Retail Centre where a larger range of local amenities can be found. Barkby offers convenient access to Leicester city, Melton Mowbray, Loughborough and the M1 / M69 motorway network.

## The Property

The property is entered via communal entrance which in turn leads to the property.

## Lounge-Diner

16'10" x 15'7" (5.15 x 4.75)

(maximum measurements) With feature bay window, solid wood flooring, coved ceil with ceiling rose and chandelier, wall mounted lighting and provides access to the following.

## Kitchen

9'6" x 10'11" (2.92 x 3.35)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, integrated dishwasher and fridge freezer, inset sink and drainer, tiled flooring, plumbing for a washing machine and dual aspect windows.

## Bedroom

13'7" x 15'5" (4.16 x 4.72)

Large double bedroom with uPVC double glazed window to the front aspect, recessed spotlights, fitted wardrobe and provides access to the following.

## Office / Dressing Room

7'6" x 5'6" (2.31 x 1.70)

(maximum measurements) With uPVC double glazed window and wall mounted lighting.

## Bathroom

7'3" x 6'4" (2.21 x 1.95)

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over. The bathroom also benefits from being fully tiled with recessed spotlights, extractor fan, shaving point and a heated towel rail.

## Outside

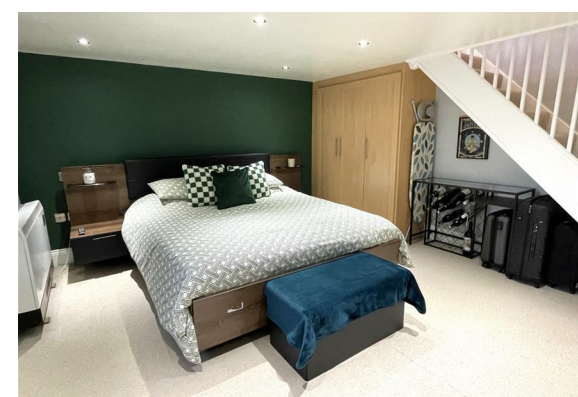
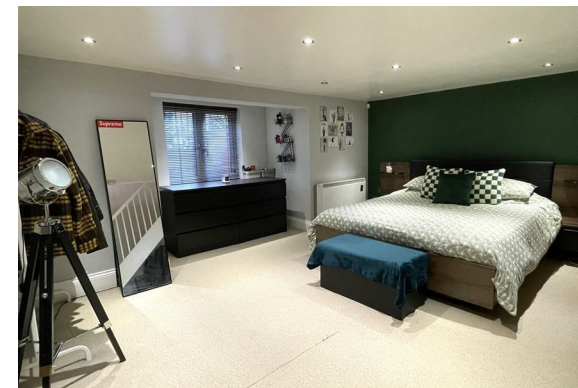
The property benefits from two communal gardens including a barbecue area. There is also allocated parking with additional visitors parking.

## Services

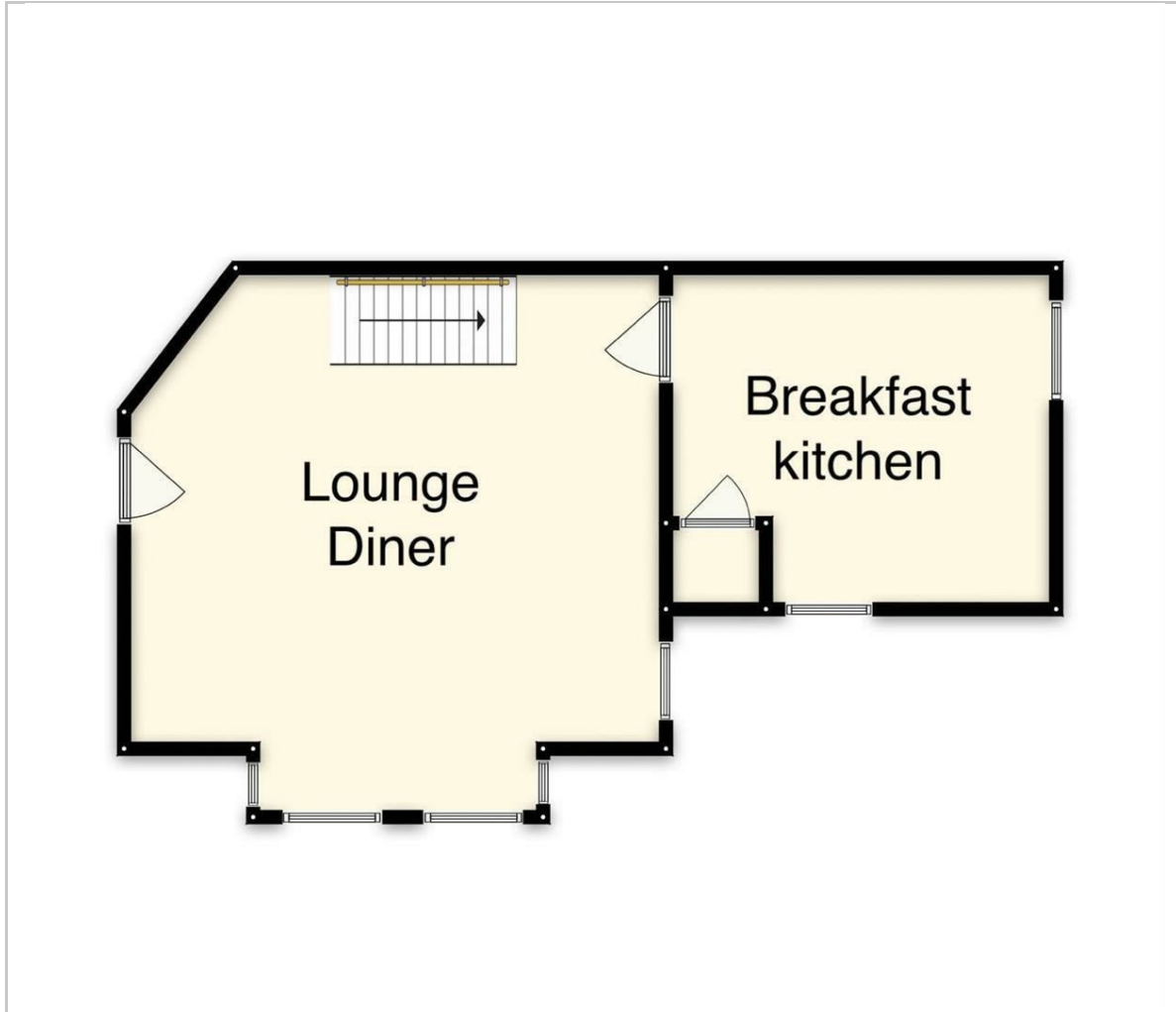
The property benefits from mains water, electric and drainage.

Internet- Standard - See Ofcom checker for more details.

Moble- EE, Three, 02 & Vodafone- 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.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	