

# Aston & Co

ESTATE & LETTING AGENTS



7 Plumtree Way

Syston, Syston, LE7 2LH

Offers In Excess Of £225,000



New To The Market & Being Sold With No Upwards Chain! Situated just a short walk from Merton Primary School and Deville Park this property is ideal for first time buyers, downsizers and investors alike. Inside, the property briefly comprises; entrance porch, lounge, full width kitchen and a conservatory to the ground floor. To the first floor are two bedrooms with fitted storage and a bathroom. The property also benefits from off road parking for multiple vehicles, car port, spacious rear garden, uPVC double glazing and gas central heating.

- Well Presented
- Two Bedroom
- Semi Detached House
- Ideal FTB / BTL
- Conservatory, Off Road Parking & Car Port
- Spacious Rear Garden
- Council Tax Band B / Freehold
- EPC Rating D



## 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.

## Entrance Porch

With obscure uPVC double glazed window to the side aspect and leads into.

## Lounge

13'11" x 13'10" (4.26 x 4.22)

(maximum measurements) With stairs to the first floor and leads into the kitchen.

## Kitchen

13'10" x 8'7" (4.22 x 2.62)

Full width kitchen 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, integrated fridge, integrated freezer, sink and drainer unit, uPVC double glazed window to the rear aspect and leads into the conservatory.

## Conservatory

13'7" x 12'11" (4.16 x 3.96)

With power, light, radiator, dual aspect uPVC double glazed windows and French doors leading out onto the rear garden.

## The First Floor Landing

With loft access, window to the side aspect, storage cupboard and provides access to the following.

## Bedroom One

13'11" x 10'9" (4.25 x 3.30)

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

## Bedroom Two

7'5" x 11'8" (2.27 x 3.58)

(maximum measurements) With fitted storage and uPVC double glazed window to the rear aspect.

## Bathroom

6'1" x 6'5" (1.86 x 1.97)

Fitted with a three piece suite comprising walk in shower, vanity unit with basin and wc. The bathroom also benefits from a heated towel rail and an obscure uPVC double glazed window to the rear aspect.

## Outside

To the front of the property is car standing for multiple vehicles.

To the side of the property is a car port which in turn leads to the rear garden.

To the rear is a low maintenance paved garden with fenced boundaries.



## Floor Plan



## Viewing

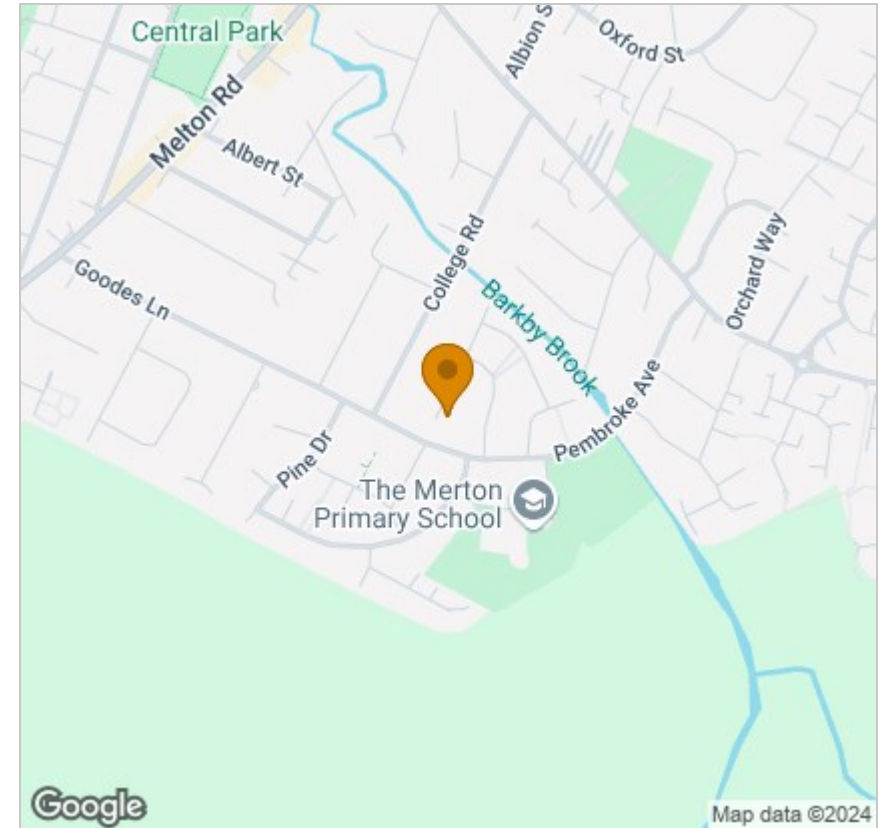
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

