

Aston & Co

ESTATE & LETTING AGENTS



31 Martin Drive

Syston, Syston, LE7 1YA

Offers In The Region Of £200,000



New to the market and being sold with no upwards chain is this two bedroom, end town house set in the ever popular Hobby Horse Development in Syston. Ideal for first time buyers or investors the property briefly comprises; entrance porch, lounge with bay window and a full width kitchen-diner to the ground floor. To the first floor are two good size bedrooms and a family bathroom. The property also benefits from front and rear gardens, gas central heating, double glazing and off road parking.

- Two Bedroom
- End Town House
- Popular Location
- Ideal For FTB/BTL
- Front & Rear Gardens
- Off Road Parking
- Council Tax Band B / Freehold
- EPC Rating C



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 hardwood door leading into.

Entrance Hall

With stairs leading to the first floor and provides access to the following.

Lounge

9'6" x 13'4" (2.92 x 4.08)

(maximum measurements) Spacious lounge with storage under the stairs, bay window to the front aspect and leads into the kitchen-diner.

Kitchen-Diner

13'0" x 8'9" (3.98 x 2.69)

Full width kitchen-diner fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven, plumbing for a washing machine, sink and drainer unit, extractor fan, window to the rear aspect, door leading out onto the rear garden and houses the dining table.

The First Floor Landing

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

Bedroom One

12'11" x 10'1" (3.96 x 3.08)

(maximum measurements) Spacious double bedroom with two uPVC double glazed windows to the front aspect.

Bedroom Two

6'7" x 12'4" (2.02 x 3.78)

With window to the rear aspect.

Bathroom

6'2" x 6'2" (1.88 x 1.90)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

Outside

There are lawned gardens to both the front and rear of the property and a paved path to the side that connects them both.

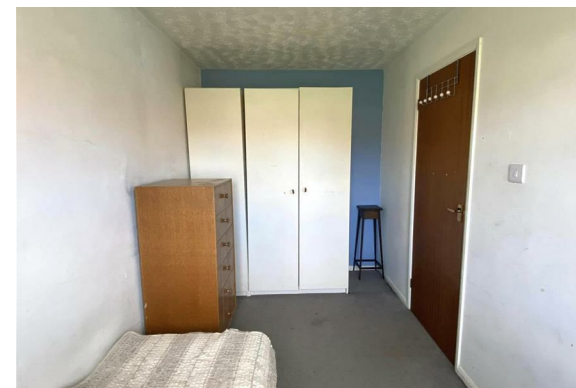
The property benefits from off road parking for two vehicles.

Services

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

Internet-standard, super and ultra fast - See ofcom checker for more details

Mobile - See Ofcom checker for more details.



Floor Plan



Viewing

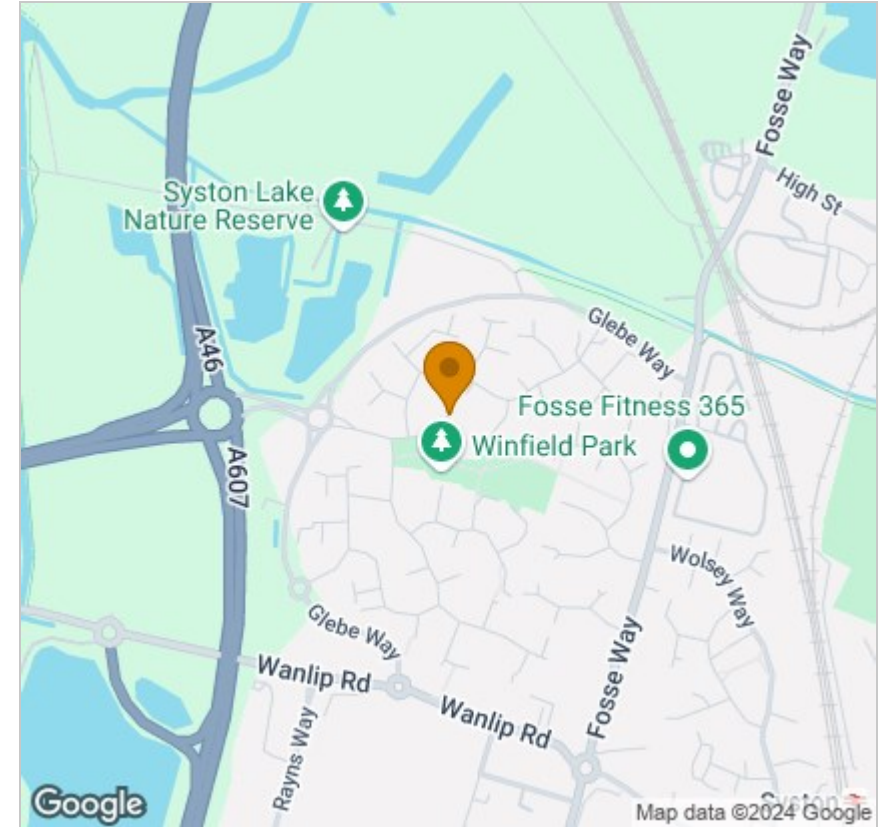
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

