

# Aston & Co

ESTATE & LETTING AGENTS



11 Blackthorn Drive  
Syston, Syston, LE7 1YT

£310,000





IMMACULATLY PRESENTED DETACHED HOME, GENEROUS PLOT WITH THE SCOPE TO EXTEND, NO UPWARD CHAIN! Aston & Co are delighted to offer to the market this immaculately presented home set in the popular town of Syston. The accommodation briefly consists of, entrance hall, WC, lounge and a recently refitted kitchen-diner to the ground floor. To the first floor are three bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, garage and off-road parking. Internal viewing is highly recommended and strictly by appointment only.

- Detached Family Home
- Cul-de-Sac Location
- Refitted Kitchen-Diner
- Larger than Average Plot
- Potential To Extend (stp)
- Garage & Parking
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band 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 double glazed composite door leading into.

## Entrance Hall

With LVT flooring, stairs to the first floor and provides access to the following.

## Lounge

11'4" x 12'11" (3.46 x 3.95)

With half bay window to the front, coved ceiling and under stairs storage cupboard.

## Kitchen-Diner

10'5" x 14'7" (3.20 x 4.46)

Fitted with a range of floor and wall mounted units with inset sink, built in oven, hob and extractor, plumbing for a washing machine, recessed spotlighting and french doors leading onto the rear garden.

## The First Floor Landing

With loft hatch, storage cupboard and provides access to the following.

## Bedroom One

9'6" x 14'7" (2.92 x 4.47)

(maximum measurements) With half bay window to the front, coved ceiling and built in wardrobes.

## Bedroom Two

8'5" x 7'4" (2.58 x 2.26)

## Bedroom Three

7'4" x 5'10" (2.26 x 1.78)

## Bathroom

5'6" x 6'3" (1.68 x 1.92)

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

## Outside

The front of the property is tarmacked providing car standing there is also a drive way which in turn leads to the garage.

To the rear and side of the property is a generous garden with two patio areas, fenced boundaries with remainder being laid to lawn.

## Garage

With up and over door, power, light and personnel door leading to the rear garden,



## Floor Plan



## Viewing

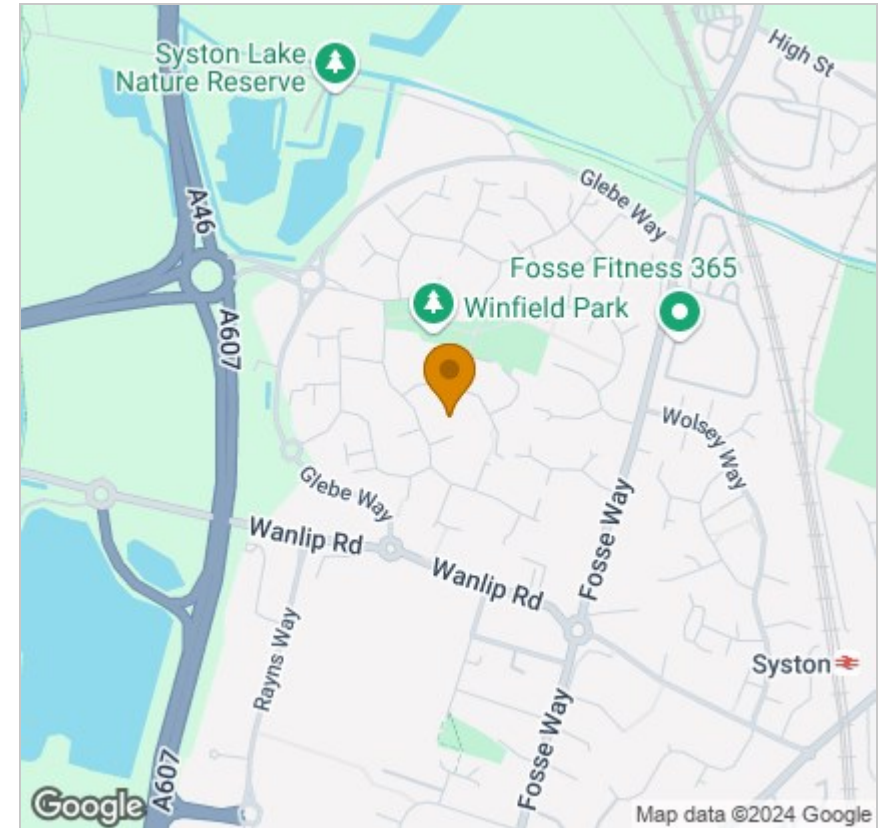
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

