

Aston & Co

ESTATE & LETTING AGENTS



66 Fosse Way

Syston, Leicester, LE7 1NE

£274,950



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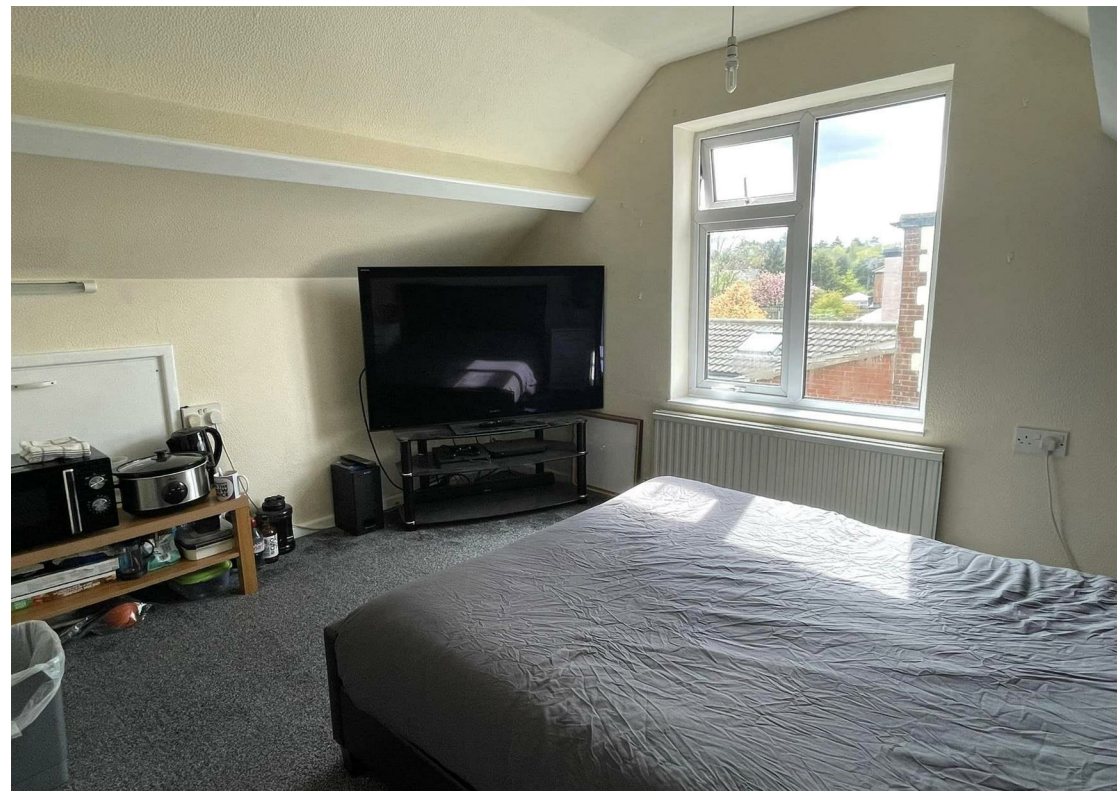
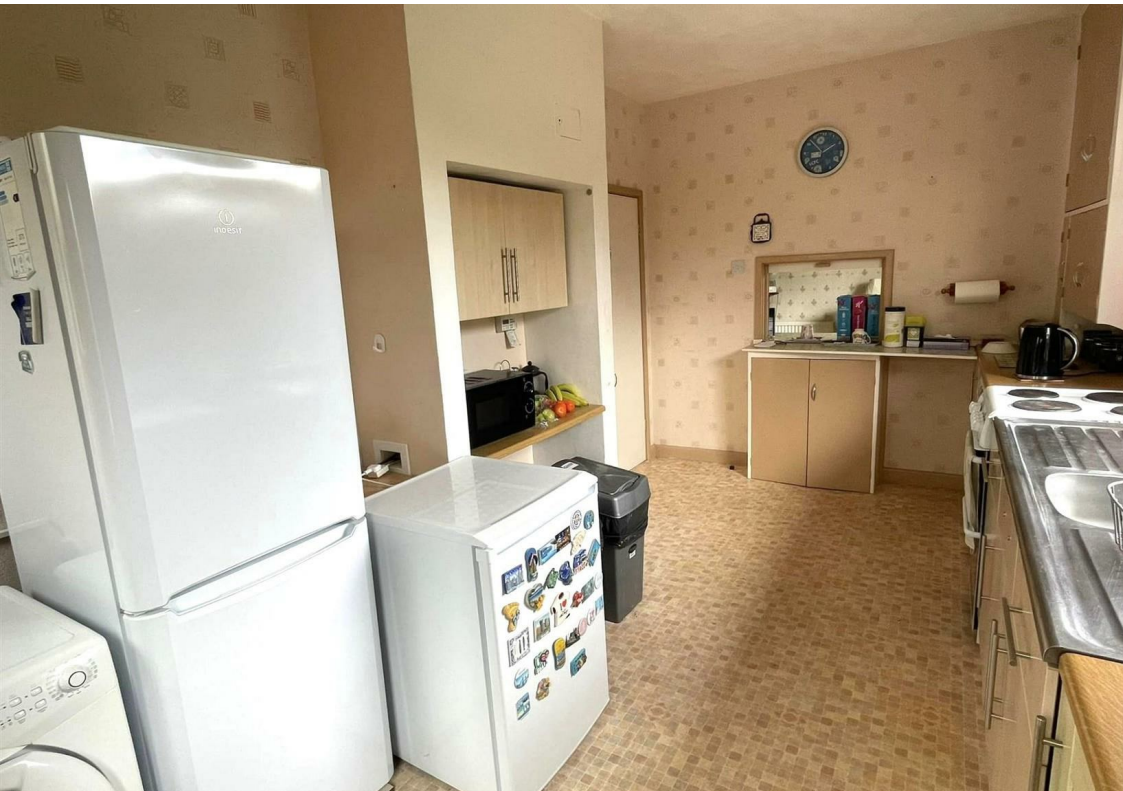
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Set in the popular town of Syston this well proportioned, spacious three bedroom semi detached bungalow is a must view for potential buyers. The accommodation briefly consists of; entrance hall, a 22ft plus lounge-diner, kitchen-diner, bathroom and two good size bedrooms to the ground floor with a further double bedroom to the first floor. The property also benefits from uPVC double glazing, gas central heating, front and rear gardens, off road parking and a garage.

- No Upwards Chain
- Extended Dormer Bungalow
- Three Good Size Bedrooms
- Full Length Lounge-Diner
- Garage & Off Road Parking
- Well Presented Rear Garden
- uPVC DG & GCH
- EPC Rating D / 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

Draft Details Await Vendors Approval

The Property

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

Entrance Hall

6'3 x 17'2 (1.91m x 5.23m)

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

Lounge-Diner

11'2 x 27'10 (3.40m x 8.48m)

(maximum measurements) With gas fire and feature fire place, window to the front and patio door leading to the rear garden.

Kitchen

15'6 x 8'11 (4.72m x 2.72m)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a free standing cooker, plumbing for a washing machine and a sink and drainer unit.

Bathroom

6'11" x 9'3" (2.11m x 2.84m)

Fitted with a three piece suite comprising low level wc, basin and bath.

Bedroom One

12'5" x 10'9" (3.81m x 3.30m)

With window to the front.

Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

With window to the side.

Bedroom Three

11'8" x 12'0" (3.58m x 3.66m)

(maximum measurements) With window and eaves storage.

Outside

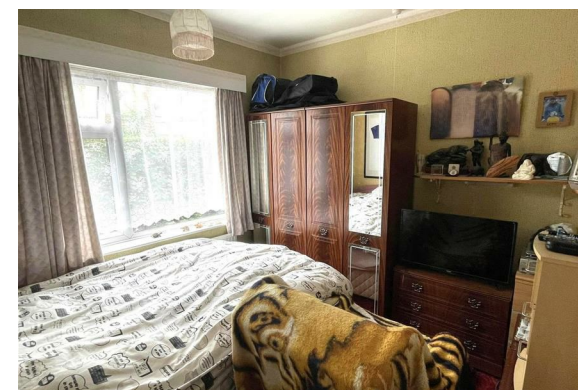
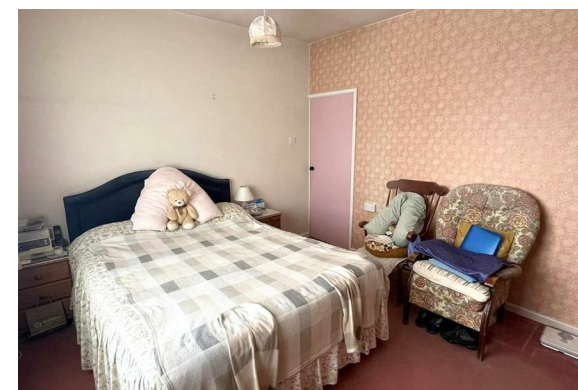
To the front of the property is a lawned garden and paved drive way which in turn leads to the property and gated acces to the garage and rear garden.

To the rear is mature garden with fenced boundaries and two brick stores.

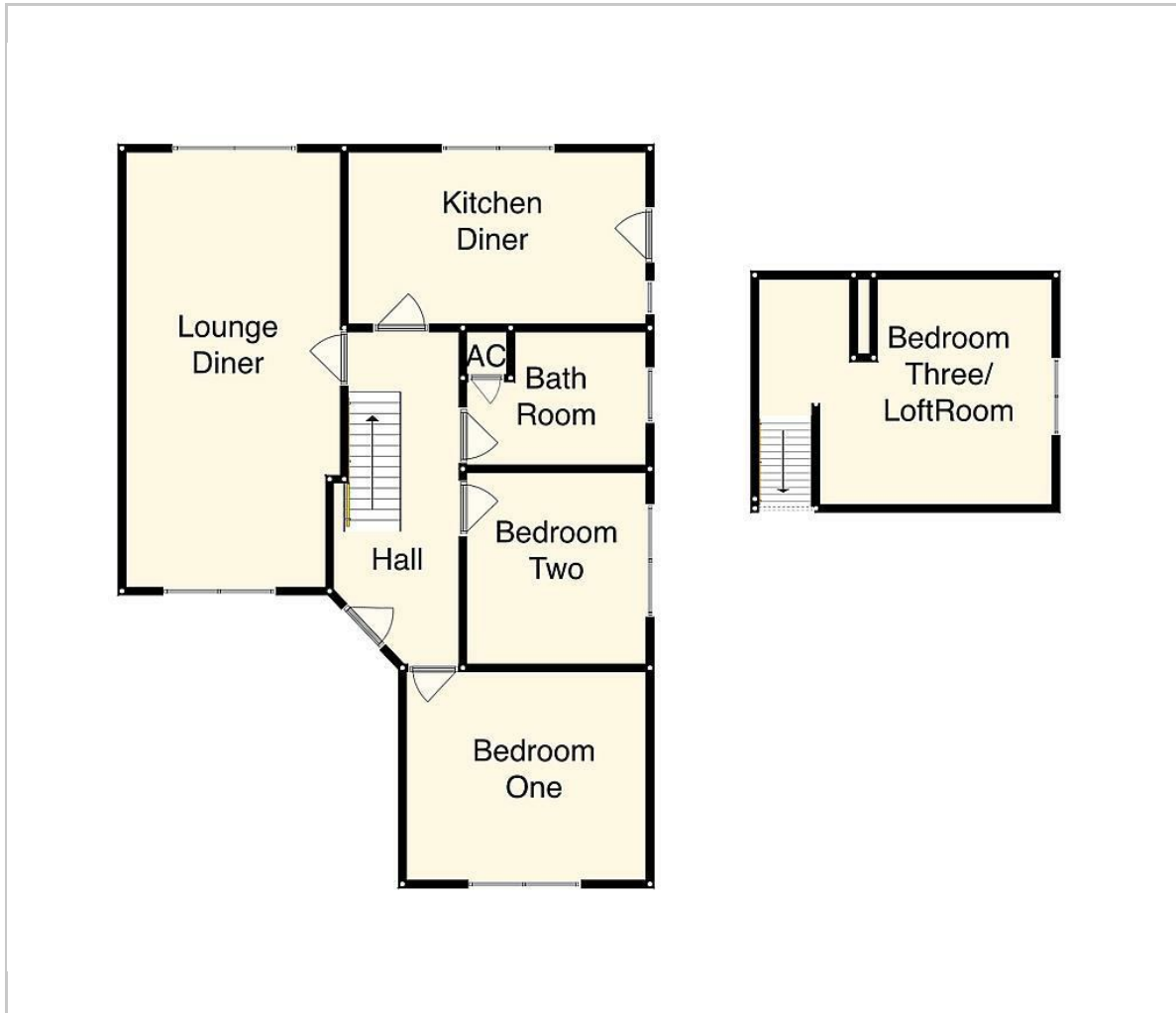
Garage

8'2" x 16'6" (2.51m x 5.03m)

With power, light and personnel door.



Floor Plan



Viewing

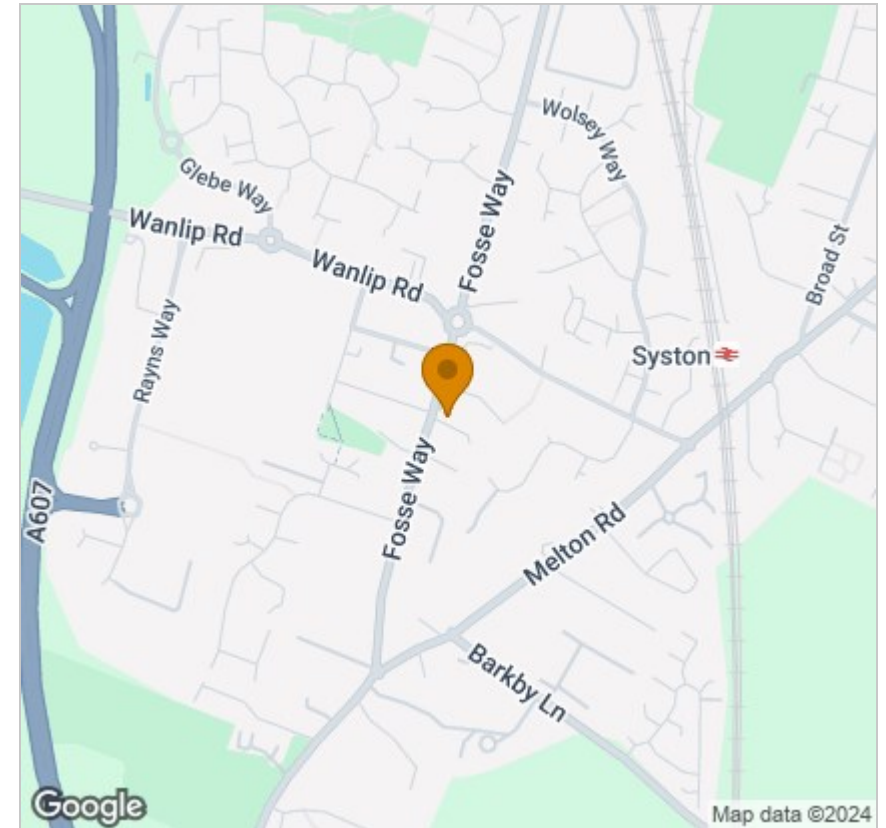
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

