

Aston & Co

ESTATE & LETTING AGENTS



25 Belvoir Drive
Syston, Syston, LE7 2EA

£260,000



CUL-DE-SAC LOCATION & NO UPWARD CHAIN!

Aston & Co are delighted to offer to the market this well presented semi detached bungalow set in the popular town of Syston. The accommodation briefly consists of, entrance hall, lounge, dining kitchen, two bedrooms and a bathroom. The property also benefits from, gas central heating, upvc double glazing, front and rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Detached Bungalow
- Cul-de-Sac Location
- Lounge & Dining Kitchen
- Two Bedrooms
- Garage & Parking
- Front & Rear Gardens
- No Upward Chain
- EPC Rating TBC, Council Tax Band B, 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.

The Property

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

Entrance Hall

14'2" x 2'11" (4.32 x 0.91)

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

Lounge

11'0" x 15'0" (3.36 x 4.58)

With patio doors to the rear and electric fire with stone surround.

Kitchen-Diner

11'9" x 11'0" (3.59 x 3.36)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker, sink and drainer unit and door leading to the rear.

Bedroom One

10'10" x 11'0" (3.31 x 3.36)

With window to the front aspect.

Bedroom Two

7'8" x 11'0" (2.36 x 3.37)

With window to the front aspect.

Bathroom

5'6" x 6'1" (1.69 x 1.86)

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

Outside

To the front is a lawned garden with walled boundary and a driveway which in turn leads to the property, garage and gated access to the rear.

To the rear is manageable lawned garden with fenced boundaries.

Services

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

Internet standard, super and ultra fast, see checker.ofcom.org.uk for more details

Mobile- see checker.ofcom.org.uk 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.

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.

4 High Street Syston, Leicester, LE7 1GP

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

Area Map



Energy Efficiency Graph

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