



13 Barry Drive
Syston, Syston, LE7 1LX
£330,000



CUL-DE-SAC LOCATION! WALKING DISTANCE OF ST PETERS & WREAKE VALLEY!
Aston & Co are delighted to offer to the market this deceptively spacious, extended family home set on a larger than average plot in the popular town of Syston. The accommodation briefly consists of, entrance porch, lounge, garden room, dining kitchen and a wet room to the ground floor, to the first floor are three bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, garage, workshop and off-road parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Extended Family Home
- Generous Plot Within A Quiet Cul-de-Sac
- Lounge, Garden Room & Kitchen-Diner
- Three Bedrooms
- Two Bathrooms
- Garage, Workshop & Driveway
- Viewing Essential
- EPC Rating D, 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 St. Peters & St. Pauls Primary School, Merton Primary School and Wreake Valley Academy.

The Property

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

Porch

6'0" x 4'7" (1.83 x 1.42)

(maximum measurements) With cloakroom, tiled flooring and provides access to the following.

Wetroom

3'10" x 6'0" (1.17 x 1.83)

Fitted with a three piece suite comprising low level WC, wall mounted basin and electric shower.

Entrance Hall

13'8" x 5'8" (4.18 x 1.73)

With stairs to the first floor, built in storage cupboard and doors leading to the kitchen-diner & lounge.

Lounge

10'10" x 15'5" (3.32 x 4.71)

With window to the front aspect, coved ceiling and feature fire place with log burner.

Garden Room

22'6" x 8'6" (6.87 x 2.60)

With window to the rear, patio doors leading onto the rear garden and coved ceiling.

Kitchen-Diner

9'8" x 18'8" (2.95 x 5.69)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a Neff cooker, four ring hob and extractor, sink and drainer unit, plumbing for a washing machine and tiled flooring.

The First Floor Landing

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

Bedroom One

10'9" x 11'3" (3.30 x 3.43)

With window to the front and fitted wardrobes.

Bedroom Two

10'9" x 9'4" (3.30 x 2.85)

With window to the rear and fitted wardrobes.

Bedroom Three

7'6" x 6'11" (2.30 x 2.13)

With window to the front.

Bathroom

5'6" x 7'6" (1.68 x 2.30)

Fitted with a three piece suite comprising low level WC, pedestal basin and bath with shower over.

Outside

To the front is a block paved driveway providing car standing for several vehicles which in turn leads to the property, garage & workshop.

To the rear is a large, mature, well stocked garden with two patio areas, fenced boundaries, a summer house, wood store and access to the garage and workshop.

Garage & Workshop

With power & light.

Services

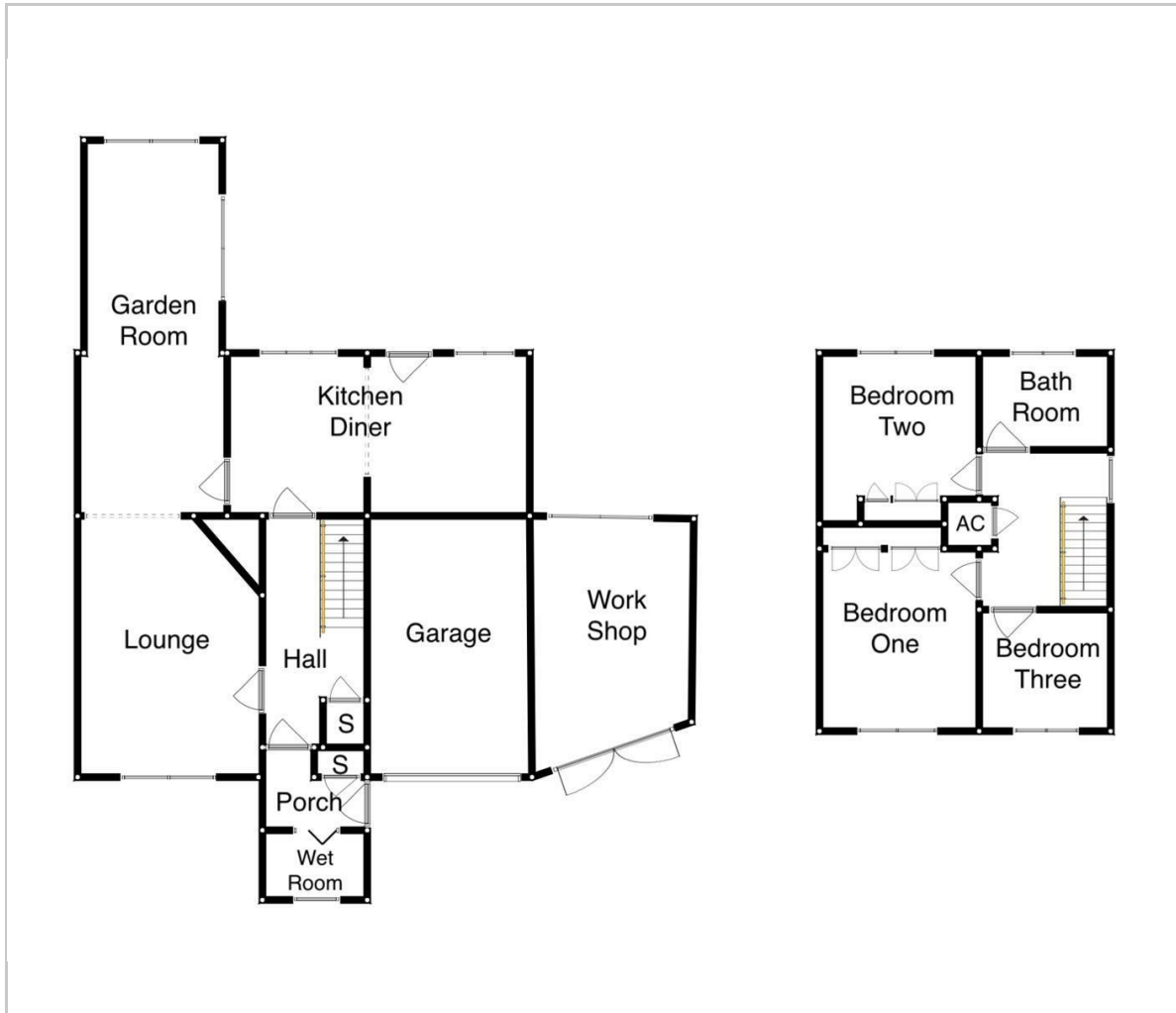
The property benefits from mains, gas, water, electric and drainage.

Internet- standard-super & ultrafast see ofcom checker for more details.

Mobile see ofcom checker for 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

