

# Aston & Co

ESTATE & LETTING AGENTS



SAINT AIDANS  
AVENUE

72 Fosse Way

Syston, Syston, LE7 1NE

£310,000





LARGER THAN AVERAGE SEMI DETACHED HOME, SET ON A CORNER PLOT WITH POTENTIAL TO EXTENDED, NO UPWARD CHAIN, WALKING DISTANCE OF THE STATION!

Aston & Co are delighted to offer to the market this spacious semi detached home set in the popular town of Syston. The accommodation briefly consists of, porch, entrance hall, spacious lounge-diner and a kitchen to the ground floor. To the first floor are three generous bedrooms, a family bathroom and a WC. The property also benefits from, gas central heating, upvc double glazing, front and rear gardens, double garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Larger Than Average Semi-Detached Home
- Corner Plot With Potential To Extend
- Spacious Lounge-Diner & Kitchen
- Three Generous Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Double Garage & Drive Way
- Viewing Essential
- 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.

## The Property

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

## Porch

3'9" x 7'10" (1.16 x 2.39 )

With tiled floor and glazed double doors leading into.

## Entrance Hall

8'5" x 8'9" (2.58 x 2.68)

With tiled flooring, stairs to the first floor, window to the side, understairs storage cupboard, recessed spotlighting and provides access to the following.

## Lounge-diner

20'8" x 10'5" (6.31 x 3.19 )

With bay window to the front aspect, patio doors leading onto the rear garden and wall lighting.

## Kitchen

9'8" x 12'0" (2.95 x 3.66 )

Fitted with a range of floor mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, tiled flooring, recessed spotlights, dual aspect windows and a double glazed door leading onto the rear garden.

## The First Floor Landing

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

## Bedroom One

12'4" x 11'2" (3.76 x 3.41 )

With bay window to the front aspect.

## Bedroom Two

12'4" x 9'3" (3.77 x 2.82)

With window to the rear and airing cupboard.

## Bedroom Three

9'1" x 9'8" (2.77 x 2.95 )

With window to the front.

## Bathroom

5'10" x 7'9" (1.80 x 2.38 )

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

## WC

5'10" x 2'8" (1.79 x 0.82 )

With low level WC, storage cupboard and window to the side aspect.

## Outside

To the front and side is a garden with lawned and gravelled areas with walled boundaries.

To the rear is a substantial, low maintenance garden with artificial lawns, raised deck, veranda, planted borders, fenced boundaries and gated access to the drive.

## Garage

15'7" x 21'3" (4.77 x 6.48)

With up & over door, power, light and persnnel door to the rear garden.

## Services

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

Internet- standard-ultra & superfast see ofcom checker for more details

Mobile- see ofcom checker for more details.





## Floor Plan



## Viewing

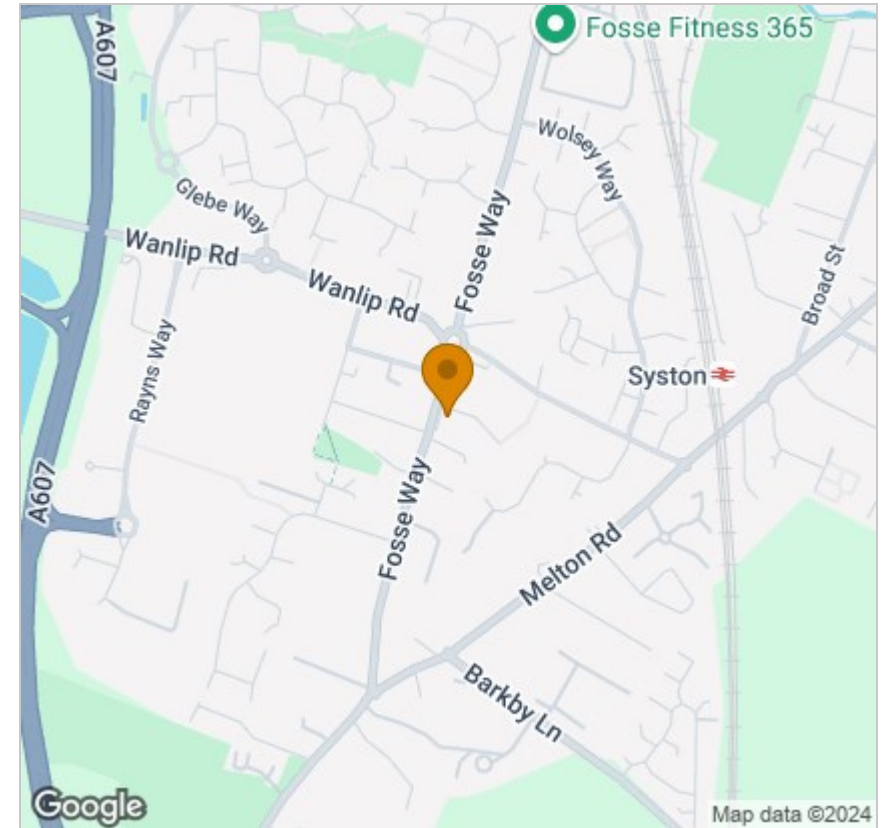
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

