



9 Lindisfarne Road  
, Syston, LE7 1QJ  
**£440,000**





Set in a quiet cul-de-sac in the popular town of Syston this well presented, extended detached home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, downstairs wc, lounge, an open plan kitchen-diner and a playroom to the ground floor. The first floor offers a spacious master bedroom with en-suite and dressing room, three further bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating front and rear gardens and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Extended Detached Home
- Cul-de-sac Location
- Two Reception Rooms & Kitchen-Diner
- Four Bedrooms
- Master Bedroom With En-suite & Dressing Room
- Gas Central Heating & Upvc Double Glazing
- Potential To Extend (STP)
- EPC Rating C, Freehold, Council Tax Band D





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 composite door leading into.

Entrance Hall

11'1" x 8'2" (3.40 x 2.49)  
(maximum measurements) With Upvc double glazed window to the side aspect, stairs to the first floor and tiled flooring.

WC

4'7" x 4'7" (1.40 x 1.40)  
Fitted with a two piece suite comprising low level WC and pedestal basin.

Kitchen-Diner

Fitted with a range of floor and wall mounted units with butchers block work tops. The kitchen also benefits from a fitted oven hob and extractor, sink and drainer unit, plumbing for a dishwasher.

Utility Area

7'3" x 8'2" (2.23 x 2.49)  
With floor and wall mounted units, butchers block work top and plumbing for a washing machine.

Lounge

12'9" x 11'8" (3.91 x 3.58)  
With Upvc double glazed window to the front aspect, coved ceiling, gas fire with feature surround and French door leading into the kitchen diner.

Play Room

7'6" x 15'2" (2.31 x 4.64)  
With Upvc double glazed window to the front aspect, laminate wood flooring and Upvc double glazed French door leading out onto the rear garden.

The First Floor Landing

With recessed spotlighting, loft access, airing cupboard and provides access to the following.

Master Bedroom

16'11" x 9'8" (5.18 x 2.97)  
With two Upvc double glazed windows to the rear aspect and doors leading to the en-suite and dressing room.

En-suite

6'7" x 4'11" (2.03 x 1.52)  
Fitted with a three piece suite comprising, low level WC, shower enclosure and vanity unit with mounted basin.

Dressing Room

7'3" x 5'6" (2.23 x 1.70)  
With Upvc double glazed window to the front aspect and built in wardrobe.

Bedroom Two

11'6" x 9'9" (3.53 x 2.99)  
(maximum measurements) With Upvc double glazed window to the rear aspect and fitted wardrobe.

Bedroom Three

11'3" x 10'7" (3.45 x 3.25)  
(maximum measurements) With Upvc double glazed window to the front aspect and fitted wardrobe.

Bedroom Four

8'9" x 6'7" (2.69 x 2.03)  
With Upvc double glazed window to the front aspect and fitted wardrobe.

Bathroom

6'0" x 5'4" (1.85 x 1.65)  
Fitted with a three piece suite comprising low level WC, pedestal basin and paneled bath.

Outside

To the front of the property there is a lawned garden, off road parking and gated access to the rear.  
To the rear of the property there is an ample sized, well stocked rear garden with two patio areas with the remainder being laid to lawn.

Disclosure of personal interest

Please note that the property is owned by an employee of Aston & Co.

Services

The property benefits from mains, gas, water, electric & drainage.  
Internet, standard, super and ultra fast, see ofcom checker for more details.  
Mobile see ofcom checker for more details.



Floor Plan



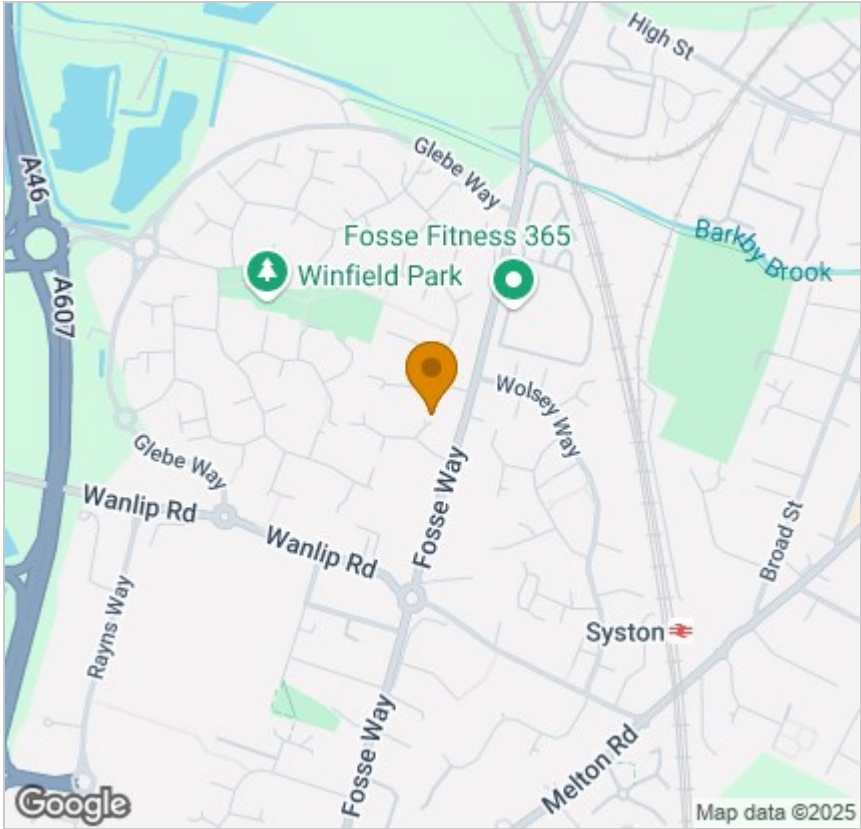
Viewing

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

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Area Map



Energy Efficiency Graph

