



2 Hertford Close

Syston, Leicester, LE7 2FA

£345,000



New to the market and situated on the popular Liberty Gardens development in Syston is this immaculately presented, three bedroom detached family home set on a quiet no through road and surrounded by fields. Inside, the property briefly comprises; entrance porch, spacious lounge with dual aspect windows, WC, conservatory and a full length modern kitchen-diner to the ground floor. To the first floor are three well sized bedrooms with the master benefitting from an en-suite and a family bathroom. The property also benefits from landscaped front and rear gardens, off road parking, garage, uPVC double glazing and gas central heating. Internal viewing is highly recommended to appreciate the size and finish on offer.

- Immaculately Presented
- Three Bedroom
- Detached Property
- Full Length Kitchen-Diner
- Spacious Lounge
- Downstairs WC, En-Suite & Family Bathroom
- Conservatory, 19ft Garage & Off Road Parking
- Freehold / EPC Rating B / 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 Merton Primary School and Wreake Valley Academy

The Property

The property is entered via a composite door leading into.

Entrance Porch

With coved ceiling and door leading into.

Lounge

15'10 x 10'03 (4.83m x 3.12m)

Spacious living room with dual aspect windows, electric fire, coved ceiling, stairs leading to the first floor and ample under stairs storage,

WC

5'08 x 3'07 (1.73m x 1.09m)

With low level wc, pedestal basin, radiator, extractor fan, obscure uPVC double glazed window and coved ceiling.

Kitchen-Diner

15'10 x 9'02 (4.83m x 2.79m)

Fitted with a range of floor and wall mounted units with worktop and upstand. The kitchen benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, plumbing for both a washing machine and dishwasher, uPVC double glazed window to the front aspect, space for a dining table and provides access into the conservatory via the uPVC double glazed French doors.

Conservatory

9'07 x 9'08 (2.92m x 2.95m)

With power, electric fire, French doors leading out onto the rear garden and personnel door leading into the garage.

The First Floor Landing

With loft access, uPVC double glazed window to the front aspect and provides access to the following.

Bedroom One

11'09 x 9'05 (3.58m x 2.87m)

Double bedroom with uPVC double glazed window to the front aspect and benfits from an en-suite shower room.

En-suite Shower Room

3'10 x 7'01 (1.17m x 2.16m)

Fitted with a three peice suite comprising walk in shower, pedestal basin and low level wc. The en-suite also offers an obscure uPVC double glazed window to the rear aspect, extractor fan and radiator.

Bedroom Two

11'08 x 7'09 (3.56m x 2.36m)

Another double bedroom with coved ceiling, uPVC double glazed window to the front aspect and ample space for robes.

Bedroom Three

7'10 x 6'07 (2.39m x 2.01m)

With uPVC double glazed window to the rear aspect.

Family Bathroom

6'07 x 6'09 (2.01m x 2.06m)

Fitted with a three piece suite comprising bath, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC doubled glazed window to the rear aspect.

Outside

To the front is a low maintenance frontage with picket fence and porcelain paved path with stones leading to the front door, side gate and through to the rear.

To the rear is another low maintenance garden with porcelain paving, artificial turf, stoned border and fenced boundaries. The rear also benefits from an outside power socket and an outside tap.

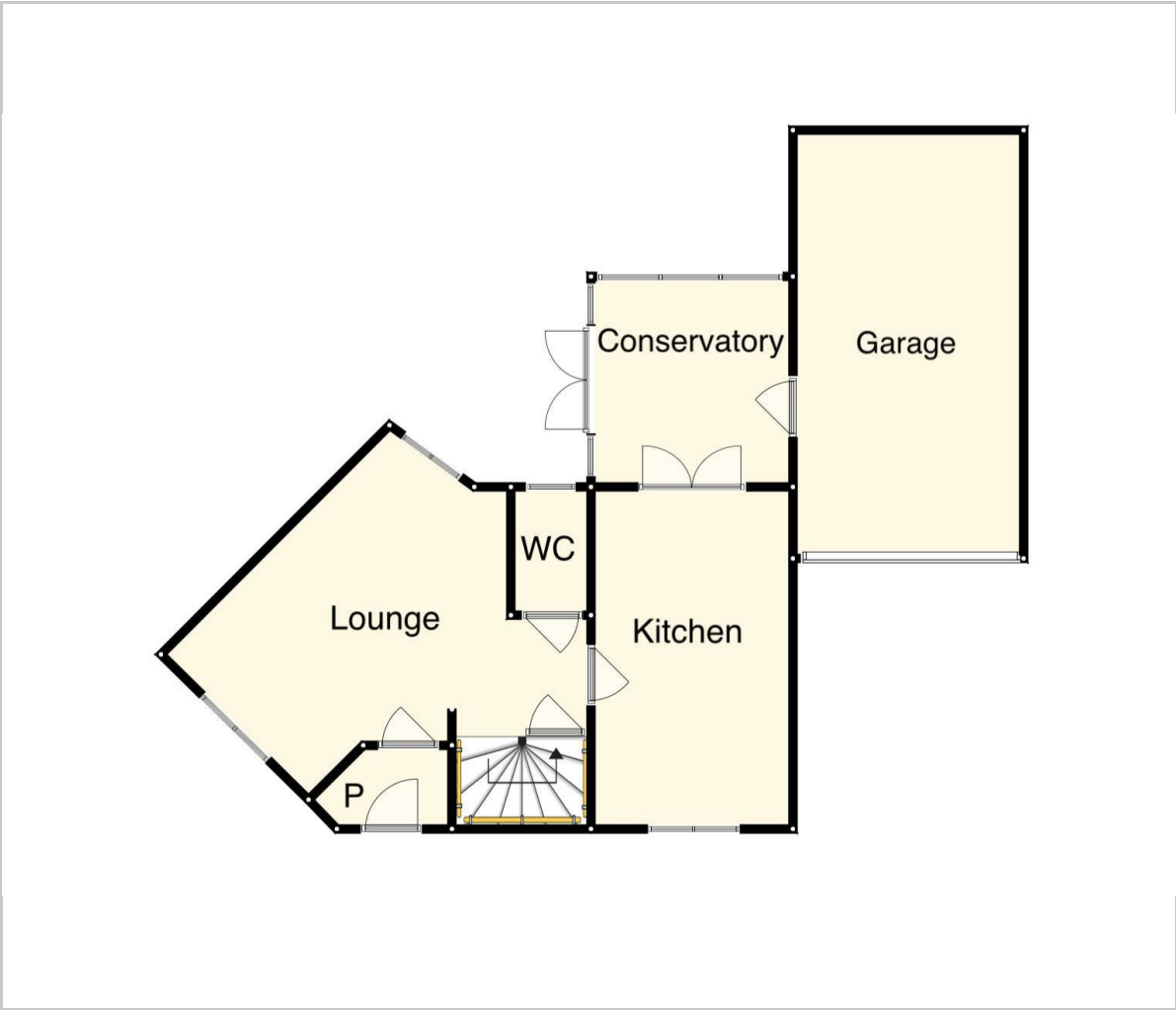
Garage

19'11 x 10'07 (6.07m x 3.23m)

With electric up and over door, power, light and boarded loft space.



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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4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

