



140 Fosse Way

Syston, Leicester, LE7 1NG

Offers In The Region Of £375,000



IMMACULATELY PRESENTED, MUST VIEW PROPERTY!!!

Set in the ever popular town of Syston this immaculately presented family home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, lounge, breakfast-kitchen, dining room and a WC to the ground floor. To the first floor are four bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, rear garden, garage and parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Family Home
- Lounge, Kitchen, Dining Room & WC
- Four Good Size Bedrooms
- Garage
- Parking For Several Vehicles
- Rear Garden
- Gas Central Heating & Double Glazing
- 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 Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a composite door leading into.

Entrance Hall

14'11" x 5'10" (4.55 x 1.80)

With tiled flooring stairs to the first floor, storage cupboard and provides access to the following.

Lounge

11'6" x 15'2" (3.52 x 4.63)

With half bay window and shutter to the front, laminate wood flooring and log burner with oak mantle and tiled hearth.

Breakfast Kitchen

7'8" x 17'11" (2.36 x 5.47)

Fitted with floor mounted units, roll top work surfaces and tiled splashback. The kitchen also benefits from a fitted oven and hob, sink and drainer unit, plumbing for a washing machine, space for a dryer, breakfast bar and tiled flooring.

Dining Room

13'3" x 9'2" (4.06 x 2.81)

With window to the rear, bi-fold doors leading onto the patio, laminate wood flooring and feature panelled wall.

WC

5'7" x 3'3" (1.71 x 1.01)

With tiled flooring, recessed spot lighting, heated towel rail and fitted with a two piece suite comprising, low level wc and vanity unit with basin.

The First Floor Landing

With loft hatch and provides access to the following.

Shower Room

6'0" x 6'5" (1.84 x 1.98)

With tiled flooring, heated towel rail, low level wc, vanity unit with basin and walk in shower.

Bedroom One

11'3" x 11'0" (3.45 x 3.36)

With window to the front, laminate wood flooring and fitted wardrobes.

Bedroom Two

15'9" x 8'4" (4.82 x 2.56)

With dual windows and shutters to the front, laminate wood flooring and recessed spotlighting.

Bedroom Three

9'2" x 12'5" (2.80 x 3.80)

With window to the rear, laminate wood flooring and built in cupboard.

Bedroom Four

11'0" x 9'8" (3.36 x 2.95)

With window to the rear, laminate wood flooring and built in wardrobe.

Outside

The front of the property is gravelled and provides off road parking for several vehicles which in turn leads to the property & garage. To the rear is a good size, low maintenance garden with fenced and walled boundaries, planted borders and a summer house.

Services

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



Floor Plan



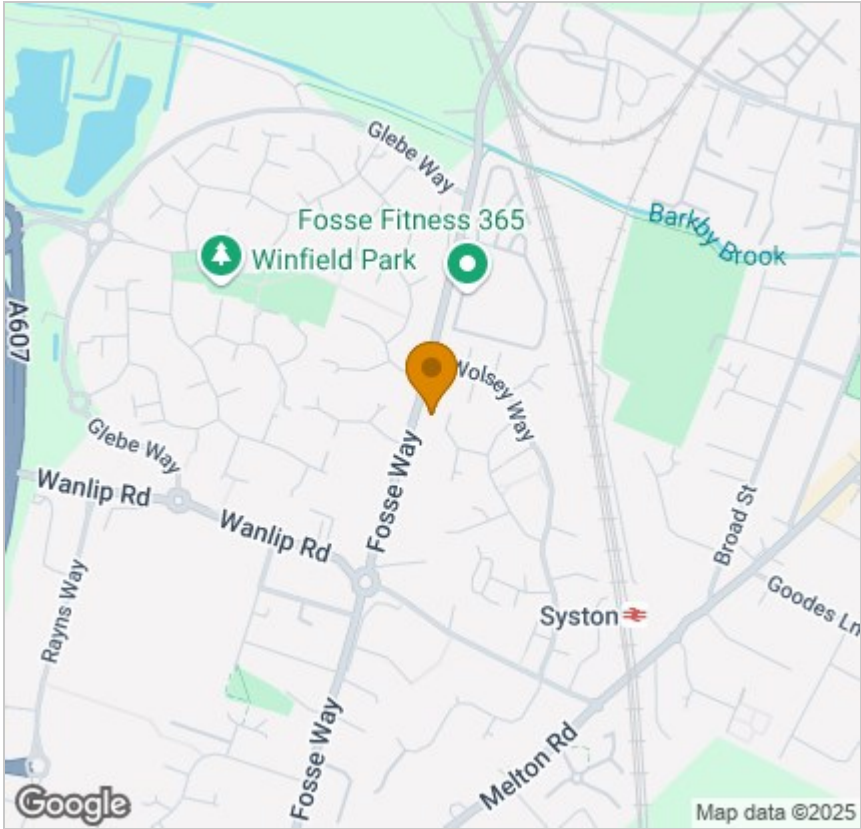
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

