



5 University Close

Syston, Leicester, LE7 2AY

Offers In Excess Of £290,000



IMMACULATELY PRESENTED, SPACIOUS BUNAGLOW SET ON A CORNER PLOT WITHIN WALKING DISTANCE OF THE CENTRE!

Formally a three bedroom, this bungalow was refigured and renovated by the current owner to provide a spacious living space comprising; entrance hall, lounge, kitchen-diner, a spacious four-piece bathroom and two double bedrooms. The property also benefits from upvc double glazing, gas central heating, front and rear gardens and a detached brick workshop (formally the garage). Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented, Spacious Bungalow
- Walking Distance Of The Centre & Station
- Generous, Low Maintenance Plot
- Lounge & Kitchen Diner
- Two Double Bedrooms
- Four Piece Bathroom
- Brick Workshop & Off Road Parking
- EPC Rating TBC, 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 composite door leading into.

Entrance Hall

With laminate wood flooring, loft hatch, positive ventilation system and provides access to the following.

Lounge

10'10" x 14'10" (3.31 x 4.54)

With upvc double glazed french doors leading on to the rear garden, coved ceiling and electric fire with feature surround.

Kitchen-Diner

14'10" x 10'11" (4.53 x 3.35)

(maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, plumbing for a washing machine, sink and drainer unit, laminate wood flooring and recessed spotlighting.

Bathroom

7'11" x 8'7" (2.43 x 2.64)

Fitted with a four piece suite comprising, low level wc, pedestal basin, walk in shower and a bath.

Bedroom One

10'9" x 11'11" (3.30 x 3.65)

With window to the front aspect and a range of fitted bedroom furniture.

Bedroom Two

12'0" x 10'11" (3.67 x 3.34)

With window to the front aspect.

Outside

To the front is a lawned garden with hedged boundary and a gravelled drive way providing car standing, and gated access to the rear. To the rear is a low maintenance garden with fenced boundaries and double gates.

Workshop

20'9" x 8'5" (6.34 x 2.57)

With power & light.

Services

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



Floor Plan



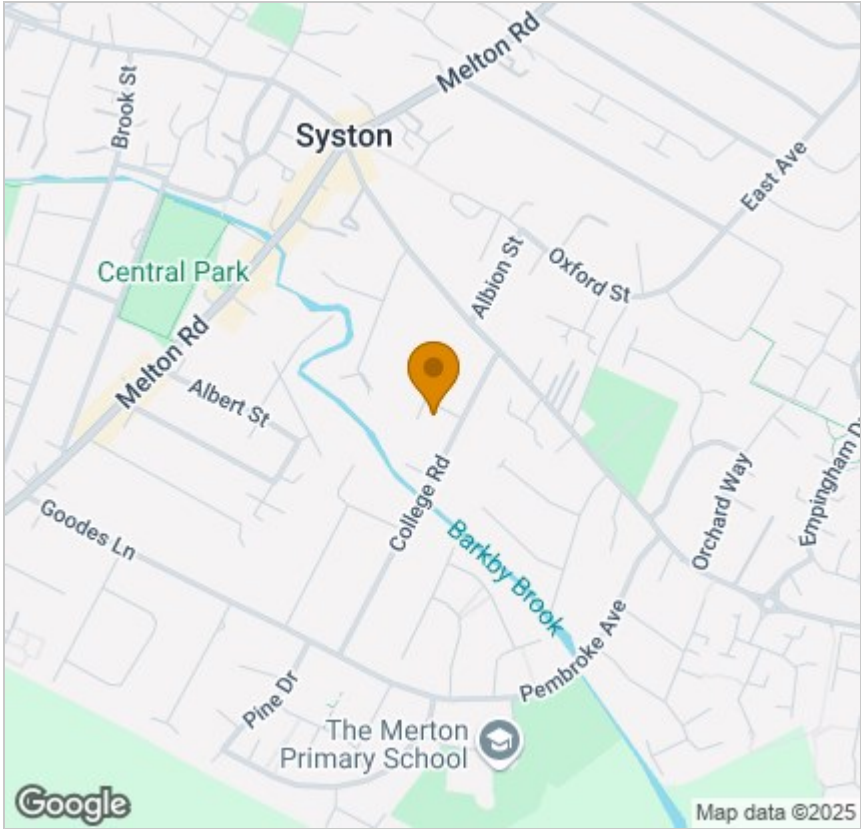
Viewing

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

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.

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

Area Map



Energy Efficiency Graph

