



15 Mowbray Drive  
Syston, Syston, LE7 2EU  
**£280,000**



IMMACULATELY PRESENTED BUNGALOW SET ON A CORNER PLOT WITH GARAGE AND AMPLE PARKING!!! Aston & Co are delighted to offer to the market this immaculately presented bungalow set in ever popular town of Syston. The accommodation briefly consists of, entrance hall, a generous fully fitted breakfast kitchen, lounge, sunroom, shower room and two double bedrooms. The property also benefits from upvc double glazing, gas central heating, garage and off road parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Bungalow
- Lounge & Sunroom
- Spacious Breakfast Kitchen
- Two Double Bedrooms
- Corner Plot
- Garage & Parking
- View Essential
- EPC Rating C, Freehold, Council Tax Band B



## 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

14'3" x 5'1" (4.35 x 1.55 )

(maximum measurements) With loft hatch, oak flooring, storage cupboard and provides access to the following.

## Lounge

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

With laminate wood flooring, coved ceiling and electric fire with feature surround.

## Breakfast Kitchen

11'11" x 11'0" (3.64 x 3.37 )

(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 double oven, hob and extractor, integrated microwave, dish washer and fridge freezer, ceramic sink and drainer unit, laminate wood flooring and recessed spotlighting.

## Sunroom

5'7" x 21'10" (1.71 x 6.66)

With door leading to the rear garden, laminate wood flooring, wall lighting and breakfast bar.

## Shower Room

5'6" x 6'1" (1.68 x 1.87)

Fitted with three piece suite consisting of low level wc, vanity unit with mounted basin and walk in shower.

## Bedroom One

10'11" x 11'0" (3.33 x 3.37)

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

## Bedroom Two

7'6" x 11'1" (2.30 x 3.39 )

(maximum measurements) With half bay window to the front and overhead storage.

## Outside

To the front is low maintenance garden and drive way providing car standing for several vehicles with walled boundaries and gated access to the rear. To the rear is generous garden which is mainly paved with an artificial lawn, fenced boundaries, gazebo with hot tub, two garden sheds and a bar.

## Garage

With power, light and plumbing for a washing machine.

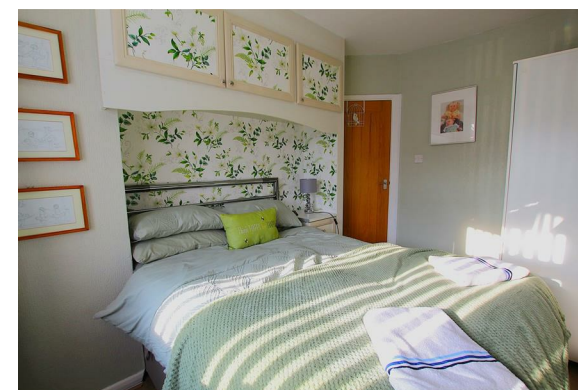
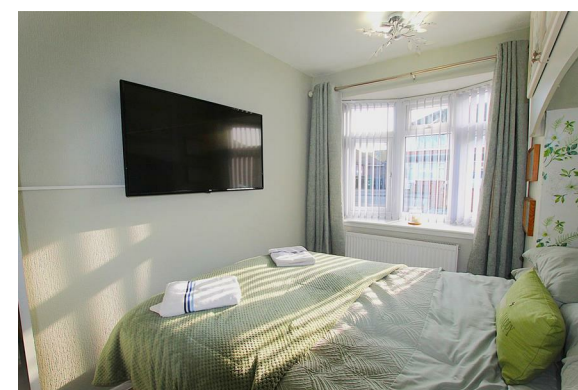
## Services

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

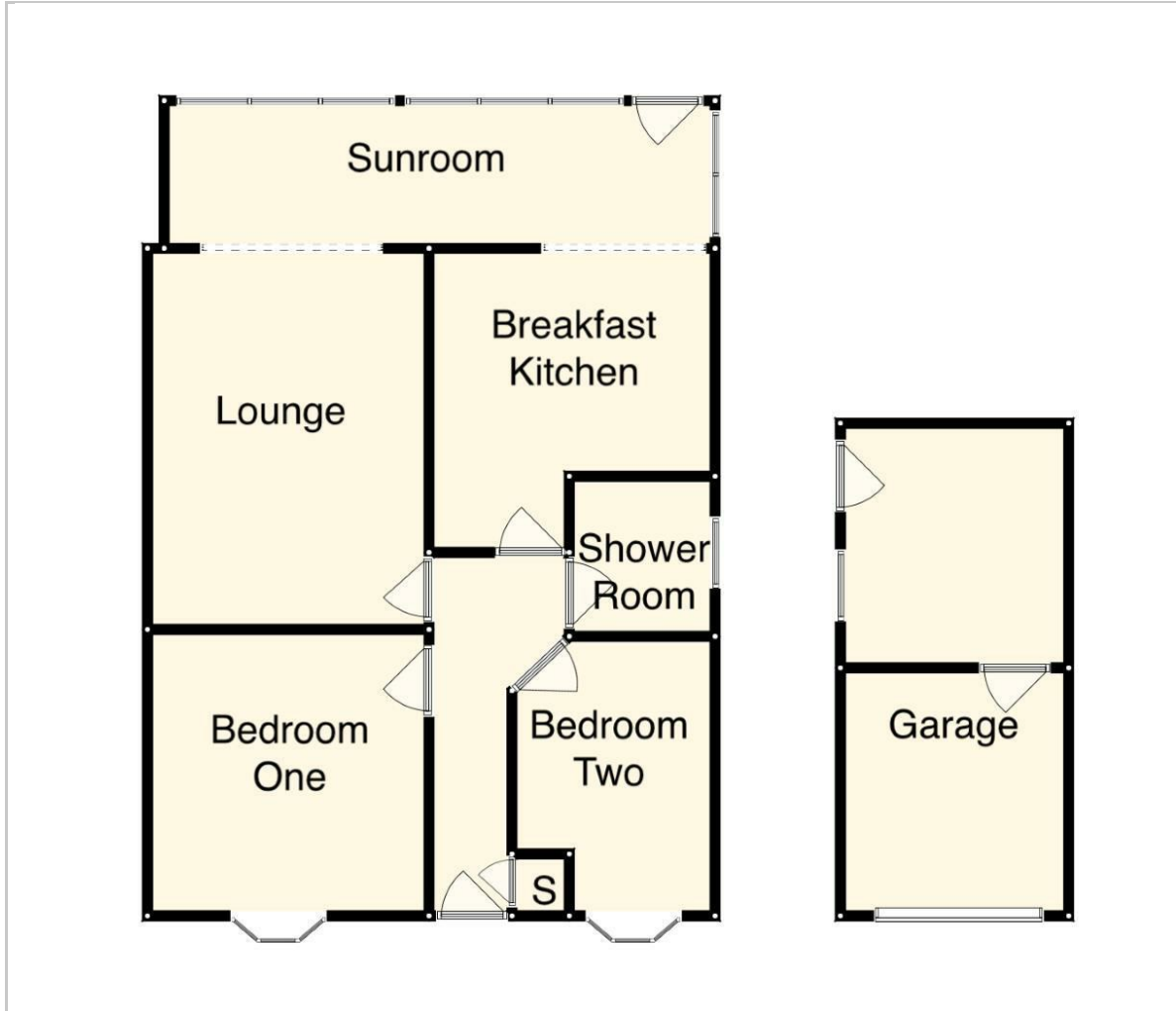
## Note To Buyers

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The property has previously been fitted with spray foam insulation between February 27th 2024 & 12th February 2025. The insulation has been professionally removed and a completion certificate issued.



## Floor Plan



## Viewing

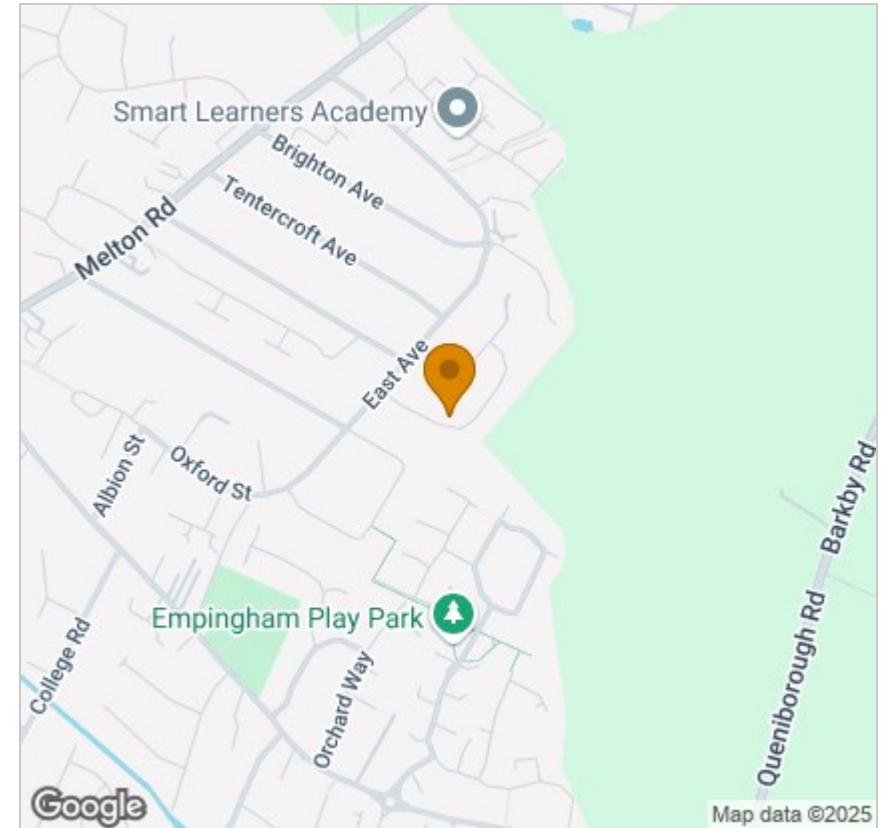
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

