



29 Lindisfarne Road
Syston, Syston, LE7 1QJ
£475,000



PERFECT FOR FAMILIES IN NEED OF MORE SPACE, CUL-DE-SAC LOCATION, NO UPWARD CHAIN!

Aston & Co are delighted to offer to the market this well-presented detached home set in one Syston's most sought after locations. The accommodation briefly consists of, entrance hall, lounge, dining room, conservatory, spacious kitchen, utility room and a WC to the ground floor. To the first floor is a master bedroom with en-suite bathroom, three further good size bedrooms and a shower room. The property also benefits from, upvc double glazing, gas central heating, solar panels, front and rear gardens, garage and parking. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Detached Family Home
- Cul-de-sac Location
- Lounge, Dining Room, Conservatory,
- Spacious Kitchen, Utility Room
- Four Bedrooms, Two Bathrooms
- Upvc Double Glazing, Gas Central Heating, Solar Pannels
- No Upward Chain
- EPC Rating B, Freehold, Council Tax Band E
- Garage & Parking



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.

Thr Property

The property is entered via a upvc double glazed door leading into.

Entrance Hall

14'7" x 7'4" (4.47 x 2.25)
(maximum measurements) With laminate wood flooring, stairs to the first floor, understairs storage and provides access to the following.

WC

5'7" x 3'10" (1.72 x 1.19)
Fitted with a two piece suite comprising, low level wc and basin.

Lounge

15'5" x 11'3" (4.70 x 3.45)
With bay window to the front, coved ceiling, gas fire and double doors leading into the dining room.

Dining Room

11'0" x 9'11" (3.36 x 3.04)
With laminate wood flooring, coved ceiling and bi-fold doors leading to the conservatory.

Conservatory

14'1" x 9'0" (4.30 x 2.75)
All year round conservatory with radiator, laminate wood flooring and french doors leading on to the year garden.

Kitchen

11'0" x 16'2" (3.36 x 4.95)
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 dishwasher, sink and drainer unit, tiled flooring, recessed spot lighting and arch leading into the utility room.

Utility Room

4'9" x 8'2" (1.45 x 2.50)
Fitted with a range of floor and wall mounted units, sink, plumbing for a washing machine, space for a dryer and door leading to the side and rear.

The First Floor Landing

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

Bedroom One

12'7" x 11'9" (3.85 x 3.60)
With window to the front, fitted wardrobes and door leading to the en-suite.

En-suite

5'11" x 7'1" (1.81 x 2.18)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Bedroom Two

10'9" x 11'10" (3.28 x 3.62)
With window to the rear and built in wardrobe.

Bedroom Three

14'5" x 8'5" (4.40 x 2.58)
With window to the front and fitted wardrobe.

Bedroom Four

9'1" x 9'5" (2.77 x 2.89)
With window to the rear and fitted wardrobe.

Shower Room

8'5" x 6'0" (2.57 x 1.83)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower.

Outside

To the front is a block paved drive and lawn. To the rear is a mature garden with patio, planted borders and fenced boundaries with the remainder being laid to lawn.

Garage

With up and over door, personnel door to the side, power and light.

Services

The Property benefits from mains, gas, water, electric and drainage.
Internet-standard,super and ultrafast-see ofcom checker for more details.
Mobile- See ofcom checker for more details.



Floor Plan



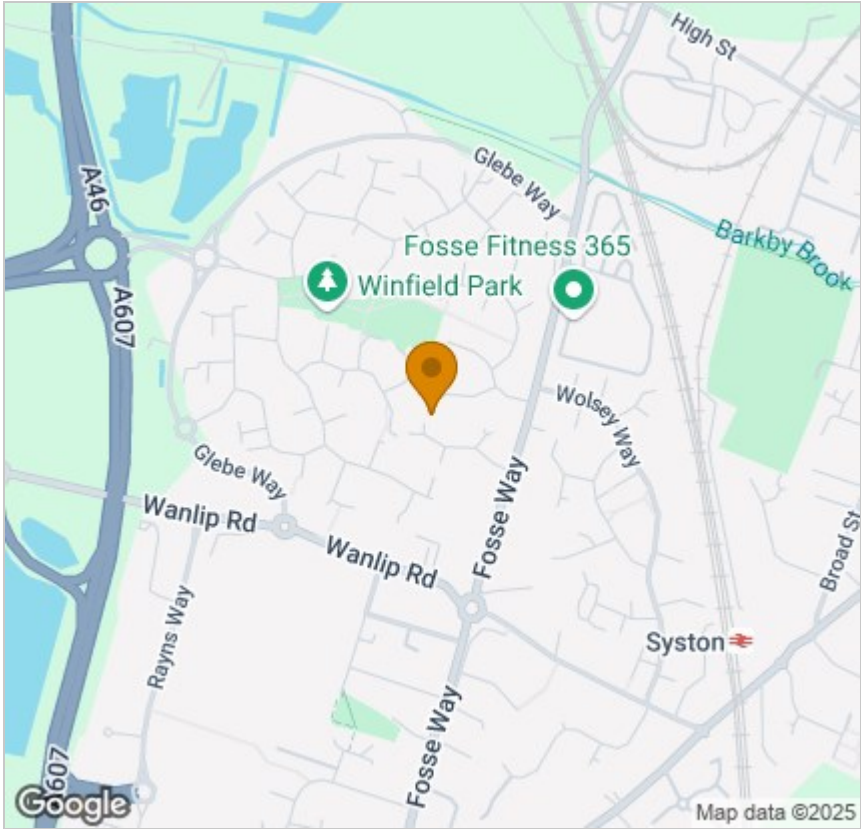
Viewing

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.

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Area Map



Energy Efficiency Graph

