



31 Oriel Drive
, Syston, LE7 2AR

Offers In The Region Of £350,000



EXTENDED DETACHED FAMILY HOME, AMAZING PLOT, A RARE OPPORTUNITY!
Set on a generous plot at the head of this quiet cul-de-sac, this extended, detached home is perfect for buyers wanting to put their mark on a property. The accommodation briefly consists of, porch, entrance hall, dining room, kitchen and a spacious lounge to the ground floor. To the first floor are three generous bedrooms and a family bathroom. The property also benefits from gas central heating, a large tandem garage and off road parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Extended Detached Home With Great Potential
- Large Mature Plot
- Cul-de-sac Location
- Two Reception Rooms
- Three Good Size Bedrooms
- Garage, Car Port & Ample Parking
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band D



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 door leading into.

Porch

With glazed door leading into.

Entrance Hall

13'7" x 5'11" (4.16 x 1.81)

With stairs to the first floor, cloakroom and provides access to the following.

Dining Room/Reception Room Two

10'9" x 15'7" (3.29 x 4.75)

With bay window to the front, coved ceiling and gas fire.

Kitchen

11'9" x 8'2" (3.60 x 2.49)

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 freestanding cooker, sink and drainer unit, plumbing for a washing machine and pantry.

Lounge

19'1" x 9'8" (5.82 x 2.97)

With two sets of patio doors leading onto the rear garden.

The First Floor Landing

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

Bedroom One

20'2" x 9'9" (6.17 x 2.98)

With two windows overlooking the rear garden, fitted wardrobes and a shower.

Family Bathroom

5'9" x 7'3" (1.77 x 2.21)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

Bedroom Two

12'9" x 9'8" (3.89 x 2.97)

With window to the front.

Bedroom Three

8'3" x 7'0" (2.53 x 2.15)

With window to the front.

Outside

The front of the property is block paved and provides off road parking for several vehicles, which in turn leads to a car port, garage, gated access to the rear and the property.

To the rear is a large mature, well stocked garden with patio, greenhouse, planted borders and a mixture of fenced and hedged boundaries.

Garage

26'2" x 8'5" (8.00 x 2.57)

With power and light.



Floor Plan



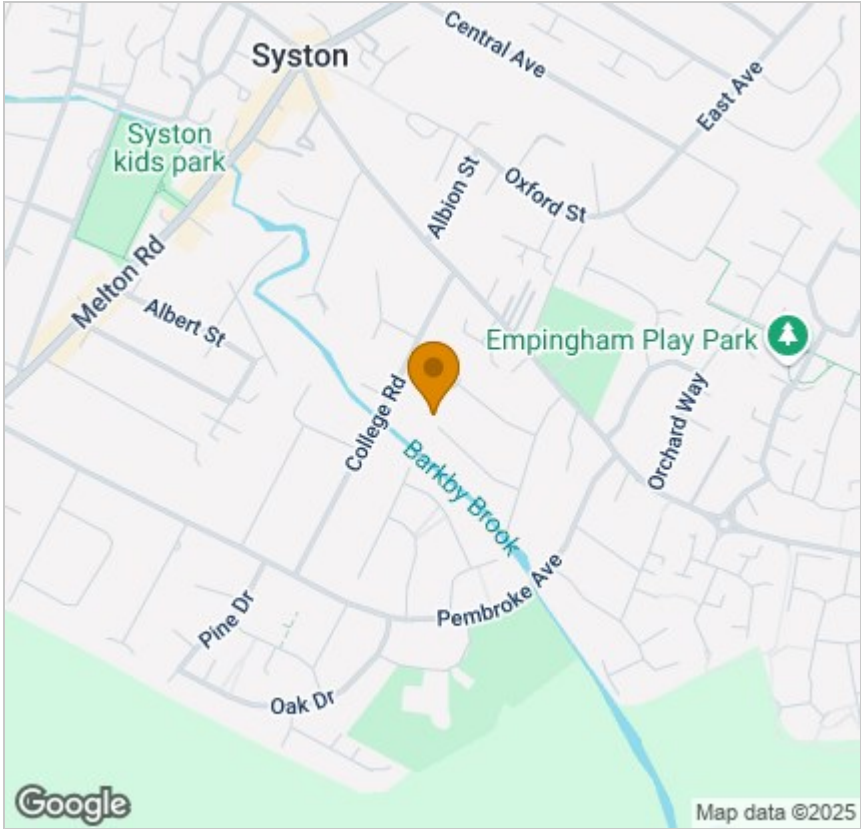
Viewing

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

