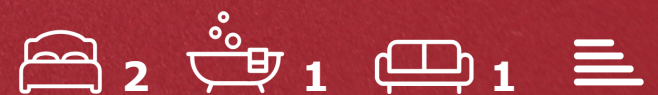




3 Roman Way

Syston, Leicester, LE7 1GE

£320,000



SPACIOUS, DETACHED BUNGALOW SET ON A MANAGEABLE PLOT!

Aston & Co are delighted to offer to the market this spacious detached bungalow set in one of Syston's most popular developments. The property does require some internal modernisation but offers great potential and a rare opportunity. The accommodation briefly consists of, entrance hall, lounge-diner, breakfast kitchen, two double bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating with a recently installed boiler, garage, off road parking and gardens to the front and rear. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Detached Bungalow
- Lounge-Diner & Breakfast Kitchen
- Two Double Bedrooms
- Garage & Parking
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Viewing Essential
- EPC Rating TBC, 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 upvc door leading into.

Entrance Hall

14'10" x 5'5" (4.54 x 1.66)

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

Lounge-diner

16'11" x 12'0" (5.16 x 3.66)

With window to the front, coved ceiling and gas fire with stone surround.

Breakfast-Kitchen

14'1" x 9'7" (4.30 x 2.94)

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 free standing cooker with extractor, pantry, boiler cupboard, sink and drainer unit, and plumbing for a washing machine.

Bathroom

6'8" x 7'4" (2.04 x 2.25)

Fitted with a three piece suite comprising, low level WC, pedestal basin and bath with shower over.

Bedroom One

11'8" x 13'6" (3.57 x 4.13)

With window to the front and fitted wardrobes.

Bedoom Two

11'8" x 9'8" (3.57 x 2.97)

With window to the rear.

Outside

To the front is a lawned garden with walled boundaries, driveway which in turn leads to the garage and gated access to the rear.

To the side and rear is a manageable mature garden with patio area, planted boarders, fenced boundaries with the remainder being laid to lawn.

Garage

22'4" x 8'1" (6.81 x 2.48)

With up and over door, power, light and personal door leading to the rear.

Services

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

Internet standard, super & ultrafast see Ofcom checker for more details

Mobile see Ofcom checker for more details



Floor Plan



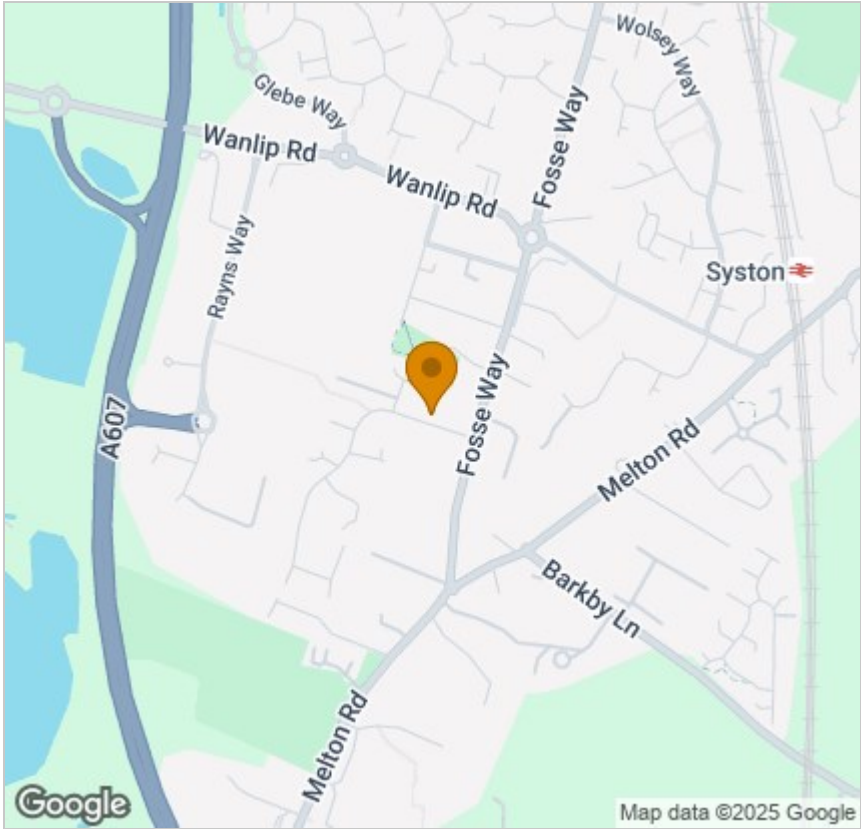
Viewing

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

