

Aston & Co

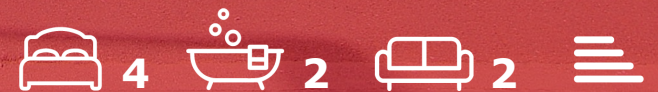
ESTATE & LETTING AGENTS



1C Broad Street

Syston, Syston, LE7 1GH

£440,000



Set within walking distance of the station and centre this immaculately presented, detached home is a must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, WC, kitchen, utility, dining room and a lounge to the ground floor. To the first floor are four generous bedrooms with the master benefiting from an ensuite shower room and a family bathroom. The property also benefits from upvc double glazing, gas central heating, garage, off road parking and a large rear garden. Viewing is strictly by appointment only.

- Immaculately Presented Detached Home
- Walking Distance Of The Station & Centre
- Lounge, Dining Room, Kitchen, Utility Room & WC
- Four Good Size Bedrooms & Two Bathrooms
- Garage & Parking
- Rear Garden
- UPVC Double Glazing & Gas Central Heating
- 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 composite door leading into.

Porch

2'7" x 5'10" (0.81 x 1.80)

With laminate wood flooring and glazed door leading in to.

Entrance Hall

17'2" x 5'10" (5.25 x 1.78)

(maximum measurements) With laminate wood flooring, stairs to the first floor, understairs storage cupboard and provides access to the following.

Kitchen

8'8" x 8'11" (2.66 x 2.73)

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, integrated dishwasher, sink and drainer unit, tiled flooring and arch leading into the utility area.

Utility

4'9" x 6'7" (1.47 x 2.03)

With tiled flooring, floor mounted unit with work top, plumbing for a washing machine and door leading to the rear and side.

WC

6'7" x 2'8" (2.03 x 0.82)

Fitted with a two piece suite comprising, low level wc and wall mounted basin.

Dining Room

12'3" x 10'8" (3.74 x 3.27)

With box bay window to the rear, coved ceiling and laminate wood flooring.

Lounge

15'5" x 11'7" (4.71 x 3.54)

With upvc double glazed french door leading onto the rear garden, coved ceiling, laminate wood flooring and electric fire with feature surround.

The First Floor Landing

3'1" x 12'6" (0.96 x 3.83)

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

Bedroom One

13'9" x 11'8" (4.20 x 3.56)

With box bay window to the front aspect and door leading to the en-suite.

Ensuite

3'2" x 6'7" (0.97 x 2.01)

Fitted with a two piece suite comprising glass basin and a walk in shower.

Bedroom Two

12'7" x 8'9" (3.85 x 2.69)

With window to the front aspect.

Bathroom

8'7" x 8'6" (2.62 x 2.61)

Fully tiled bathroom fitted with three piece suite comprising, low level wc, vanity unit with basin and a bath with shower over, the bathroom also benefits from a heated towel rail and recessed spotlighting.

Bedroom Three

8'5" x 12'0" (2.57 x 3.67)

With window to the rear.

Bedroom Four

8'7" x 8'6" (2.62 x 2.61)

With window to the rear.

Outside

To the front of the property is drive way providing car parking for up to three vehicles which in turn leads to the property, garage and gated access to the side and rear. To the rear is a generous garden with raised patio, planted borders, fenced boundaries, brick store with the remainder being laid to lawn.

Garage

16'4" x 8'8" (5.00 x 2.65)

With electric roller shutter door, power and light.

Services

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



Floor Plan



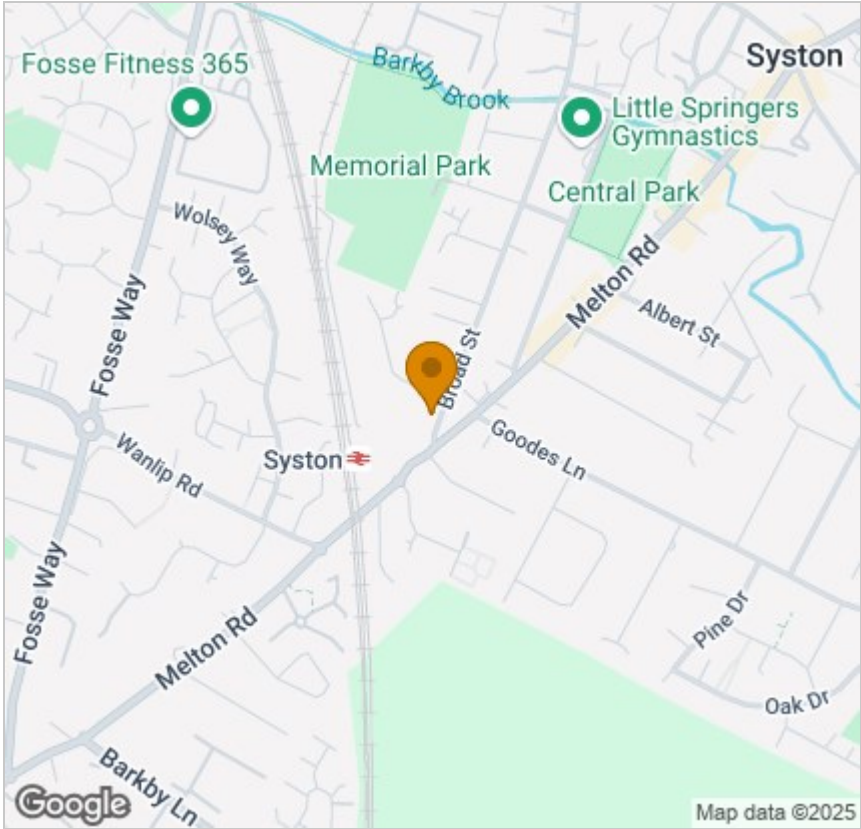
Viewing

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

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Area Map



Energy Efficiency Graph

