



7 Fosse Way
Syston, Leicester, LE7 1NF
£500,000

Set on a 0.43 acre plot and boasting a total floor space of 2950 sq ft this gem of a property offers space in abundance.

Whilst in need of upgrading, the property offers potential to be a family home to be proud of. Boasting 5/6 bedrooms, Two bathrooms, Two spacious reception rooms, breakfast kitchen, laundry/utility room, and ground floor cloak room inside, the property also offers a double garage, off road parking for multiple vehicles to the front and extensive rear garden.

Internal viewing is essential to truly appreciate the property and potential on offer.

- Detached Family Property
- In Need of Modernisation
- Five Bedrooms, Two Bathrooms
- Kitchen & Separate Laundry/Utility Room
- 0.43 Acre Plot
- Garage & Off Road Parking
- EPC Rating D
- Freehold, Council Tax Band G



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.

Entrance porch

Upvc double glazed door to the front aspect, leading to:

Entrance Hall

Glazed door to the front aspect, radiator, stairs rising to the first floor landing, under stairs storage cupboard.

Lounge

15'4x13'5 (4.67mx4.09m)

Upvc double glazed bay window to the front aspect, upvc double glazed window to the side aspect, radiator, electric fire with feature hearth and surround.

Dining Room

85'3""22'11" max x 82'0""26'2" max (26'7 max x 25'8 max)

Sliding patio doors and panel to the rear aspect, two radiators, decorative fire place.

Kitchen

10'9x16'4 (3.28mx4.98m)

A range of matching base and eye level units and drawers complemented by matching work surface. Double sink unit with mixer tap over. Electric double oven with separate gas hob and extractor hood over. Splashback tiles, radiator, upvc double glazed window to the front aspect.

Cloakroom

A matching two piece suite comprising Low flush W.C. and vanity sink. Window to the side aspect.

Laundry Room

Window to the rear aspect, sink unit and waste for laundry facilities.

First Floor Landing

Upvc double glazed window to the rear aspect,.

Bedroom 1

14'9x13'1 (4.50mx3.99m)

Upvc double glazed bay window to the front aspect, upvc double glazed window to the side aspect radiator.

Bedroom 2

13'3x14'9 (4.04mx4.50m)

Upvc double glazed window to the side aspect, Patio doors leading to the balcony. Radiator.

Bedroom 3

20'11x9'4 (6.38mx2.84m)

Upvc double glazed window to the front and rear aspects, radiator,

Bedroom 4

11'5x11'5 (3.48mx3.48m)

upvc double glazed window to the front and side aspect, radiator

Bedroom 5

13'5x9'5 (4.09mx2.87m)

upvc double glazed window to the rear aspect. Radiator

Bedroom 6

8'1x4'8 (2.46mx1.42m)

upvc double glazed window to the front aspect. Radiator

Bathroom

26'2""3'3" x 19'8""3'3" (8'1 x 6'1)

A matching three piece suite comprising: Low flush W.C., vanity sink and panel bath with shower over. Panelled walls, heated towel rail, upvc double glazed window to the side aspect.

Shower Room

8'9x3'3 (2.67mx0.99m)

A matching two piece suite comprising: Vanity sink and shower cubical. Heated towel rail, upvc double glazed window to the side aspect.

Outside

To the front of the property is paved off road parking for multiple vehicles, leading to the garage. Adjacent is an area laid to lawn with mature trees and shrubs.

The rear of the property offers extensive gardens, mainly laid to lawn and benefitting from an array of mature plants, trees and shrubs. there is also a patio area and paved path leading to an outhouse and to the front of the property.

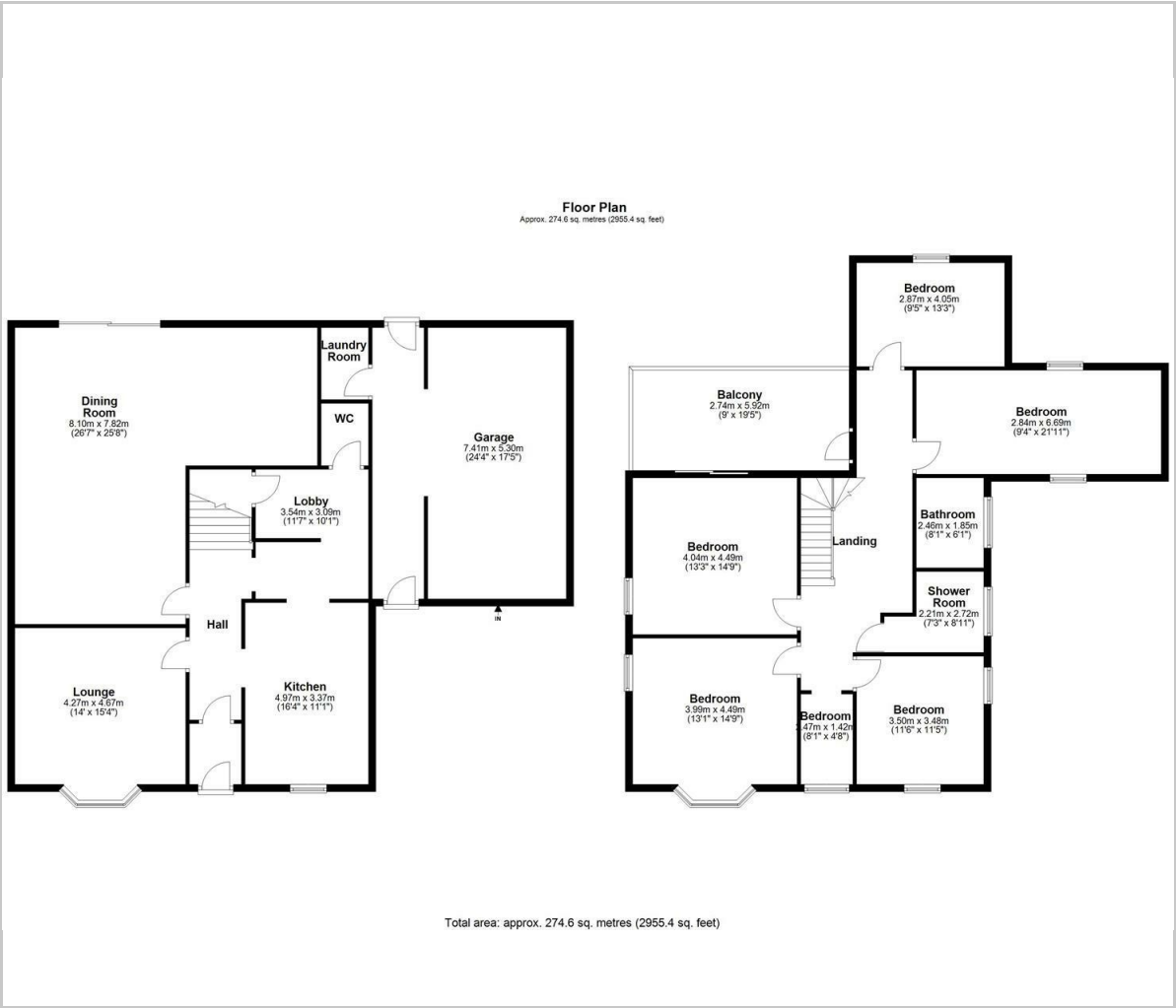
Services

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

Internet - Standard, Super & Ultra all available. please see ofcom.com for more details



Floor Plan



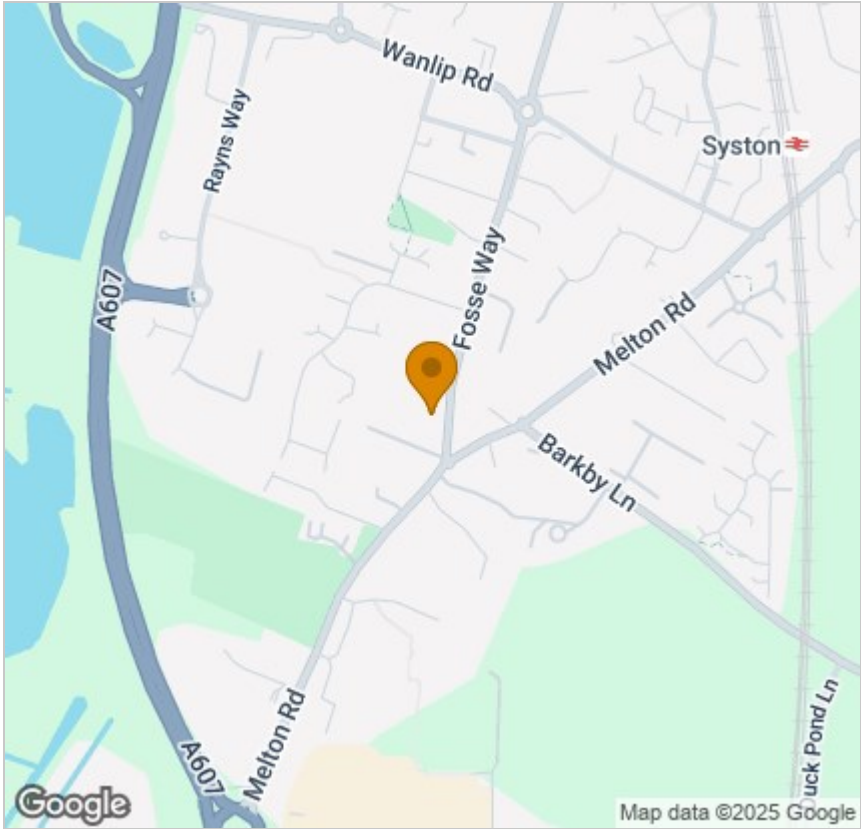
Viewing

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

