



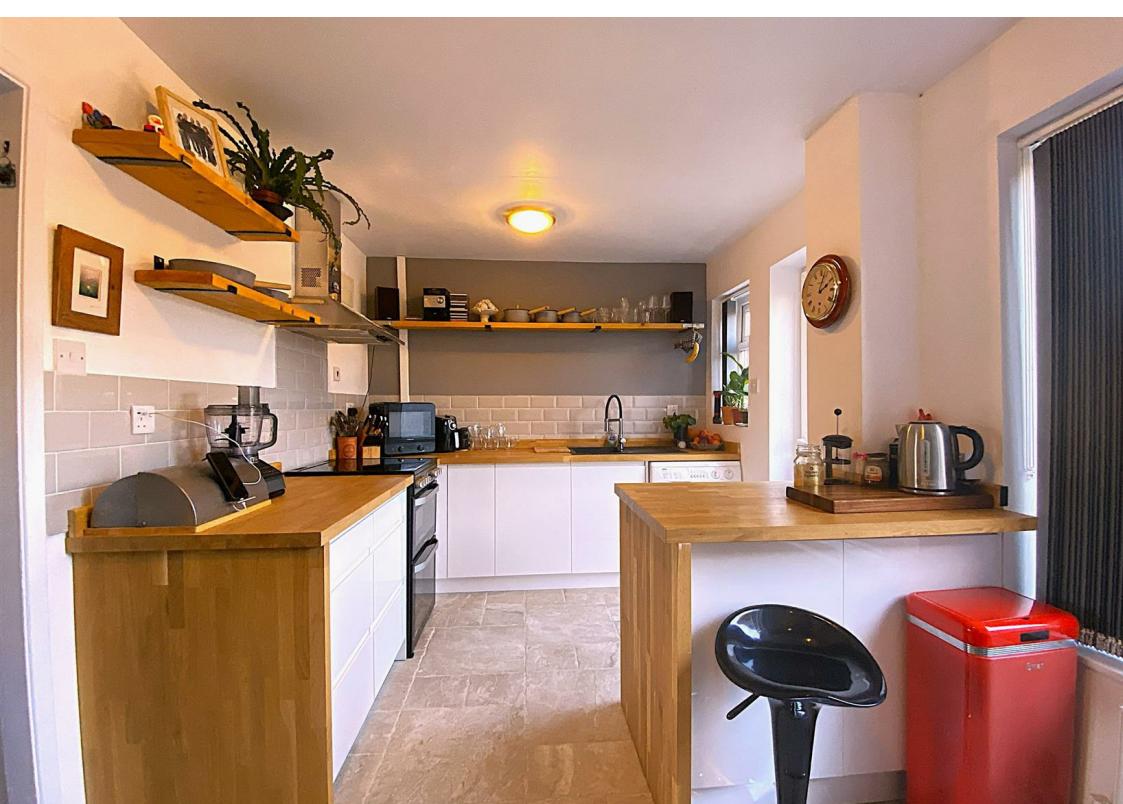
44 Millers Close
Syston, Leicester, LE7 2JD
£217,500



ATTENTION FIRST TIME BUYERS & INVESTORS, IMMACUATLEY PRESENTED, RECENTLY UPGRADED TOWN HOUSE, WALKING DISTANCE OF THE CENTRE & STATION!!!!!!

The accommodation briefly consists of entrance porch, lounge and recently refitted kitchen diner to the ground floor. To the first floor are two good size bedrooms and a shower room. The property also benefits from gas central heating, upvc double glazing, front and rear gardens and a garage in a block. Internal viewing highly recommended and strictly by appointment only.

- Immacuatley Presented Mid Town House
- Walking Distance Of Station & Centre
- Lounge & Refitted Kitchen-Diner
- Two Good Size Bedrooms
- Front & Rear Gardens
- Gas Central Heating & Upvc Double Glazing
- Garage
- EPC Rating C, Freehold, Council Tax Band A



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 Upvc double glazed door leading into.

Porch

With tiled flooring, meter cupboard and half glazed door leading into.



Lounge

14'0" x 13'10" (4.28 x 4.24)

With window to the front, stairs to the first floor, wall lighting and electric fire with feature surround.

Kitchen-Diner

8'6" x 13'11" (2.61 x 4.26)

Fitted with a range of floor mounted units with butchers block work tops and tiled splash backs, the kitchen also benefits from a free standing cooker with extractor, sink and drainer unit, plumbing for a washing machine, breakfast bar and tiled flooring.



The First Floor Landing

With loft hatch, airing cupboard housing a Worcester Bosch boiler, and provides access to the following.

Bedroom One

10'7" x 13'8" (3.25 x 4.19)

With window to the front and built in wardrobe.

Bedroom Two

7'5" x 11'5" (2.28 x 3.50)

With Window to the rear.

Shower Room

5'8" x 6'4" (1.75 x 1.95)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk-in shower.

Outside

To the front of the property is a lawned garden which overlooks the green.

To the rear is a low maintenance paved garden with fenced boundaries and gated access.

Garage

The property benefits from a garage in a block.

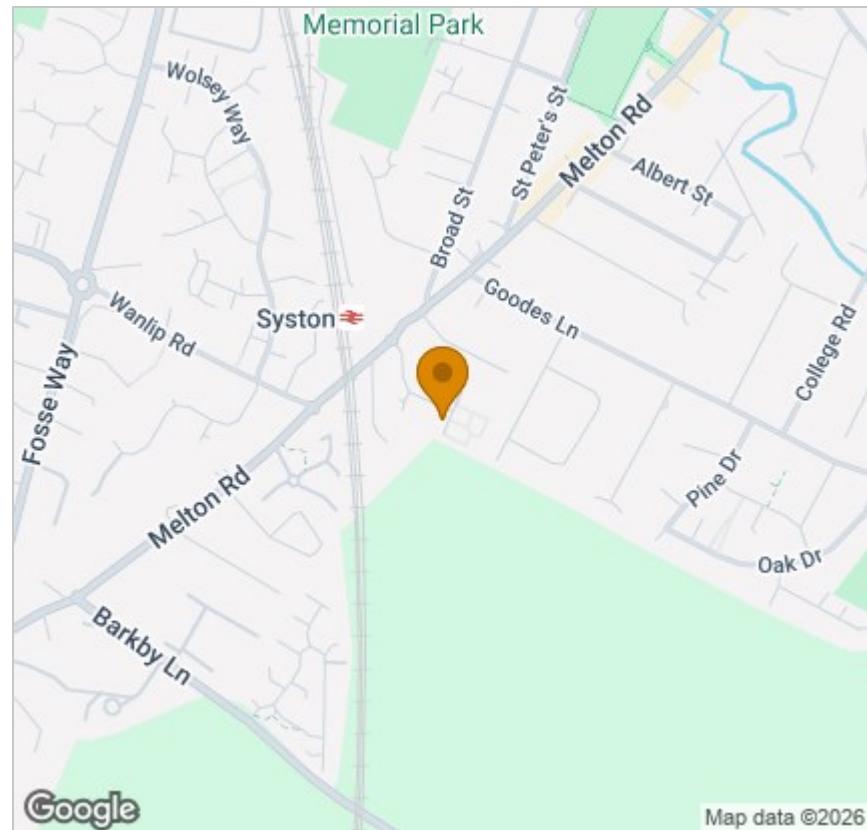
Services

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

Floor Plan



Area Map



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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Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC