



32 Brighton Avenue
Syston, Leicester, LE7 2EB
£320,000



TOP TO TOE RENOVATION! LARGE OPEN PLAN LIVING-KITCHEN-DINER, MUST VIEW PROPERTY!

Set within walking distance of the centre this immaculately presented extended detached bungalow is a must view for potential buyers. The flexible living space comprises of, entrance hall, a large open plan living-kitchen-diner, WC, three double bedrooms and a four piece bathroom. The property also benefits from upvc double glazing, gas central heating and generous south-westerly facing rear garden. Viewing is strictly by appointment only.

- Top To Toe Renovation
- Extended Detached Bungalow
- Open Plan Living-Kitchen-Diner
- Three Double Bedrooms
- Four Piece Bathroom & Separate WC
- Generous South-Westerly Facing Rear Garden
- Gas Central Heating & Upvc Double Glazing
- EPC Rating TBC, Freehold, Council Tax Band C



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

13'11" x 2'11" (4.26 x 0.89)

With laminate wood flooring, loft hatch and provides access to the following.

Bedroom One/ Potential Lounge

10'10" x 13'8" (3.32 x 4.19)

With bay window to the front, laminate wood flooring and fire place.

Bedroom Two

10'10" x 13'10" (3.32 x 4.22)

With bay window to the front and laminate wood flooring.

Bedroom Three

11'10" x 9'4" (3.62 x 2.86)

With window to the rear and laminate wood flooring.

WC

4'9" x 4'1" (1.47 x 1.27)

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

Bathroom

Fully tiled bathroom fitted with a four piece suite comprising, low level wc, vanity unit with basin, bath, and a walk in shower. The bathroom also benefits from a heated towel rail.

Living Kitchen Diner

31'0" x 21'8" (9.45 x 6.61)

The heart of this home, the kitchen is 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 fitted oven, hob and extractor, sink and driner unit and plumbing for a washing machine and dishwasher. The living diner benefits from windows to the side and rear, recessed spotlighting and laminate wood flooring.

Outside

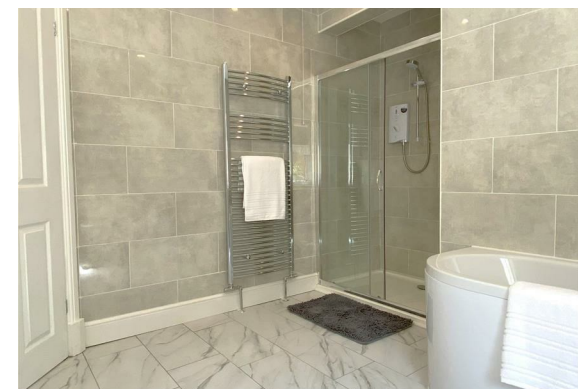
To the front is low maintenance gravelled garden, which could be used as parking depending on the size of the vehicle. Please note there is no dropped curb outside of the property.

To the rear is a good size garden with patio, lawn and vegetable plot with fenced boundaries.

Services

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

Internet- standards-super and ultra fast see ofcom checker for more details.



Floor Plan



Viewing

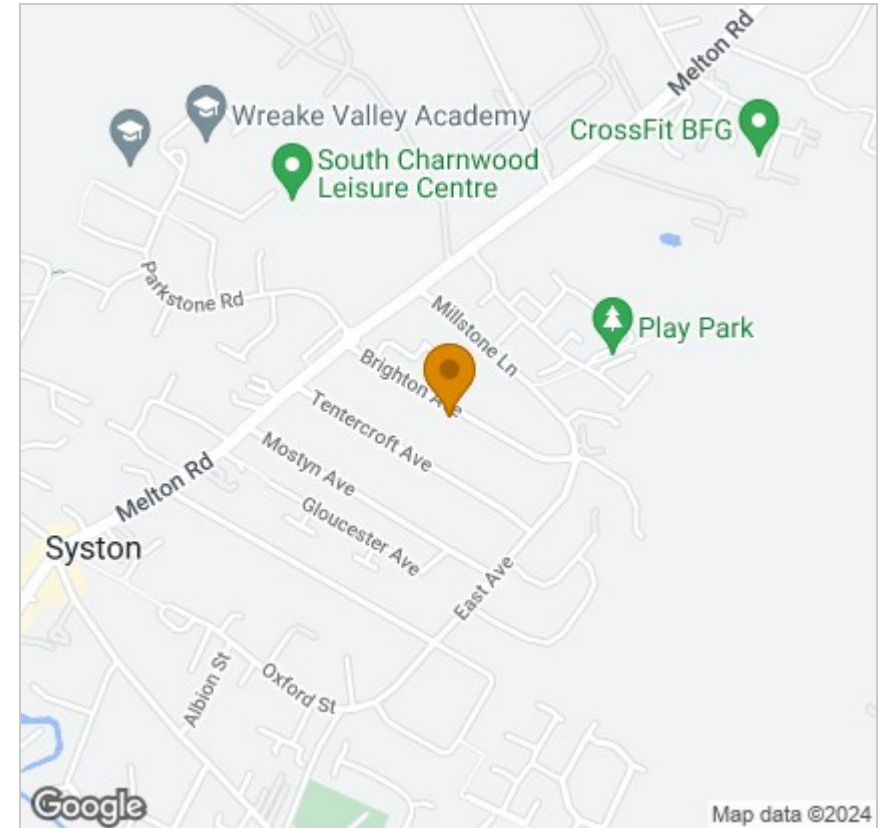
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 