



FOR SALE  
Aston & Co  
ESTATE & LETTING AGENTS  
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8 Mallard Drive  
, Syston, LE7 1ZL  
£440,000





New to the market and offering a wealth of space is this well presented, four bedroom detached home in the ever popular 'Hobby Horse' development in Syston. Situated on a no through road with off road parking and a garage this property is ideal for growing families in need of more space. Inside, The property briefly comprises, entrance porch, hallway, lounge, modern refitted kitchen-diner, utility & wc to the ground floor. To the first floor are four well sized bedrooms all with fitted robes and a family bathroom with the master benefiting from an en-suite shower room. The property also benefits from a large rear garden, uPVC double glazing and gas central heating.

- Well Presented
- Four Bedroom Detached Family Home
- Situated On The Popular 'Hobby Horse' Development
- Modern Kitchen-Diner & Utility Room
- Family Bathroom, En-Suite Shower Room & Downstairs WC
- Garage & Off Road Parking
- Spacious Rear Garden
- EPC Rating D, Council Tax Band D, Freehold





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

6'4 x 6'2 (1.93m x 1.88m)  
With obscure uPVC double glazed windows and leads into the hallway

Hallway

With stairs leading to the first floor and provides access to the following.

Lounge

10'08 x 16'05 (3.25m x 5.00m)  
With fireplace and feature surround, coved ceiling, uPVC double glazed window to the front aspect and leads into the kitchen-diner

Kitchen-Diner

19'11 x 10'11 (6.07m x 3.33m)  
Fitted with a modern range of floor and wall mounted units, worktop and upstand the kitchen-diner offers a great space to entertain and socailise with friends and family. The kitchen also offers a gas hob with extractor, electric oven, integrated dishwasher and leads into the utility room. The dining area offers further storage and houses the family dining table. The kitchen-diner also offers underfloor heating, island with pop up power socket, spotlights, speaker system, under unit lighting, uPVC double glazed window to the rear aspect and sliding doors leading out onto the rear garden.

Utility Room

5'2 x 10'01 (1.57m x 3.07m)  
(into storage) Fitted with floor and wall mounted units, worktop and upstand the utility room offers ample fitted storage, plumbing for a washing machine, spotlights and provides access into the rear garden via the uPVC double glazed door.

WC

3 x 5'03 (0.91m x 1.60m)  
With wall hung basin, wc, heated towel rail and extractor fan.

The First Floor Landing

With two storage cupboards, loft access and provides access to the following.

Bedroom One

10'08 x 16'08 (3.25m x 5.08m)  
Large double bedroom with fitted robes, uPVC double glazed window to the front aspect and en-suite shower room.

En-Suite

3'01 x 9'03 (0.94m x 2.82m)  
With walk in shower, pedestal basin, wc, radiator and an obscure uPVC double glazed window to the front aspect.

Bedroom Two

8 x 12 (2.44m x 3.66m)  
Another double bedroom with fitted robes, storage cupboard and uPVC double glazed window to the front aspect.

Bedroom Three

9'01 x 10 (2.77m x 3.05m)  
(maximum measurements) With fitted robes and uPVC double glazed window to the rear aspect.

Bedroom Four

9'05 x 6'10 (2.87m x 2.08m)  
(maximum measurements) With fitted robes and uPVC double glazed window to the rear aspect.

Bathroom

6'05 x 6'10 (1.96m x 2.08m)  
Fitted with a three piece suite comprsing bath with shower over, vanity unit with basin and wc. The tiled bathroom also benefits from a heated towel rail, extractor fan and an obscure upVC double glazed window to the rear aspect.

Outside

To the front is a brick paved driveway providing car standing for multiple vehicles, lawned area and paved path leading to the side and rear of the property.  
To the rear is a sizeable garden with paved patio area, planted borders, fenced boundaries and storage with the remainder laid to lawn.

Garage

Spacious garage with up and over door, power and light

Services

The property benefits from mains, gas, water, electric and drainage.  
Internet- standard, ultra and superfast see ofcom checker for more details  
Mobile see ofcom checker for more details



Floor Plan



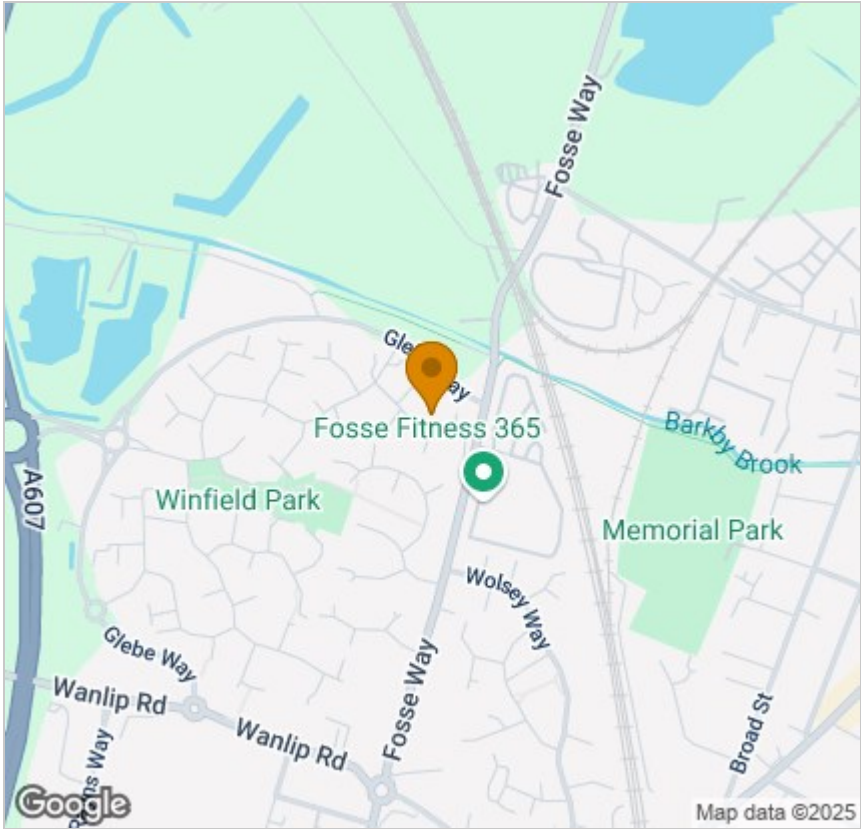
Viewing

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

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Area Map



Energy Efficiency Graph

