



18 University Close  
Syston, Leicester, LE7 2AY

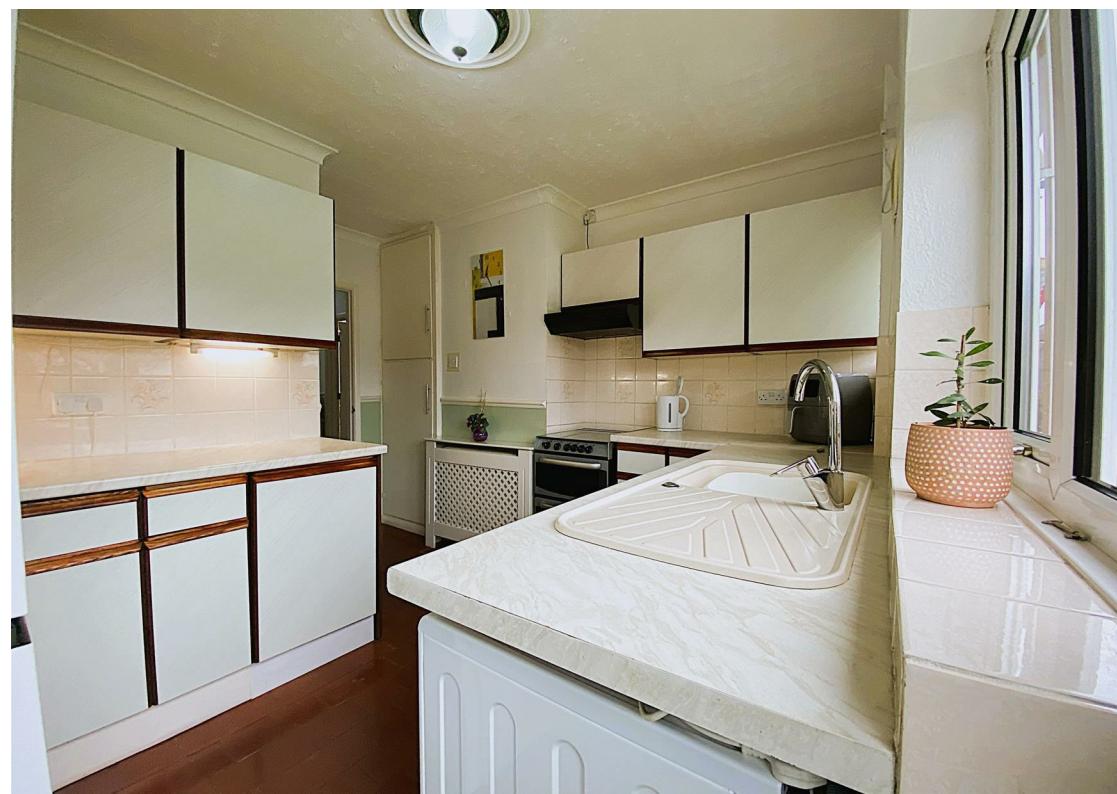
£240,000



WELL PRESENTED SEMI DETACHED BUNGALOW, WALKING DISTANCE OF THE CENTRE, NO CHAIN!

Aston & Co are delighted to offer to the market this well presented semi-detached bungalow set in the popular town of Syston. The accommodation briefly consists of, porch, entrance hall, lounge-diner, kitchen, two bedrooms and a shower room. The property also benefits from gas central heating, upvc double glazing, front and rear gardens, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented SemiDetached Bungalow
- Walking Distance Of The Centre
- Two Bedrooms
- Front & Rear Gardens
- Driveway & Garage
- Upvc Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band B



## 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.



## Porch

5'0" x 3'4" (1.54 x 1.03 )

With laminate wood flooring and glazed door leading into.

## Entrance Hall

Providing access to the following.

## Lounge-Diner

10'11" x 14'11" (3.33 x 4.56 )

With upvc patio doors to the rear, coved ceiling, fire with feature surround and laminate wood flooring.



## Kitchen

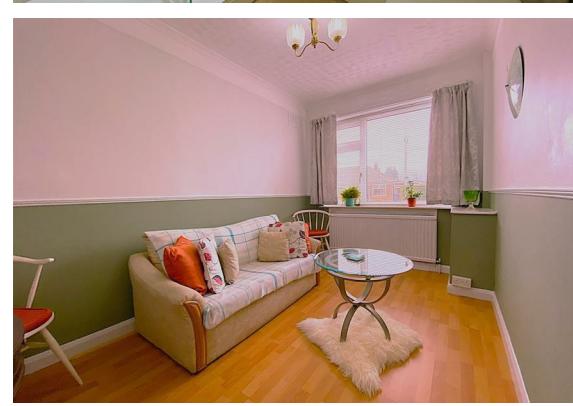
11'10" x 10'11" (3.62 x 3.34 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a sink and drainer unit, plumbing for a washing machine, tiled flooring and a free-standing cooker.

## Bedroom One

10'9" x 14'11" (3.30 x 4.56 )

With window to the front, laminate wood flooring, coved ceiling and fitted wardrobes.



## Bedroom Two

7'7" x 11'0" (2.32 x 3.36 )

With window to the front, coved ceiling and laminate wood flooring.

## Shower Room

5'6" x 6'2" (1.68 x 1.90 )

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



## Outside

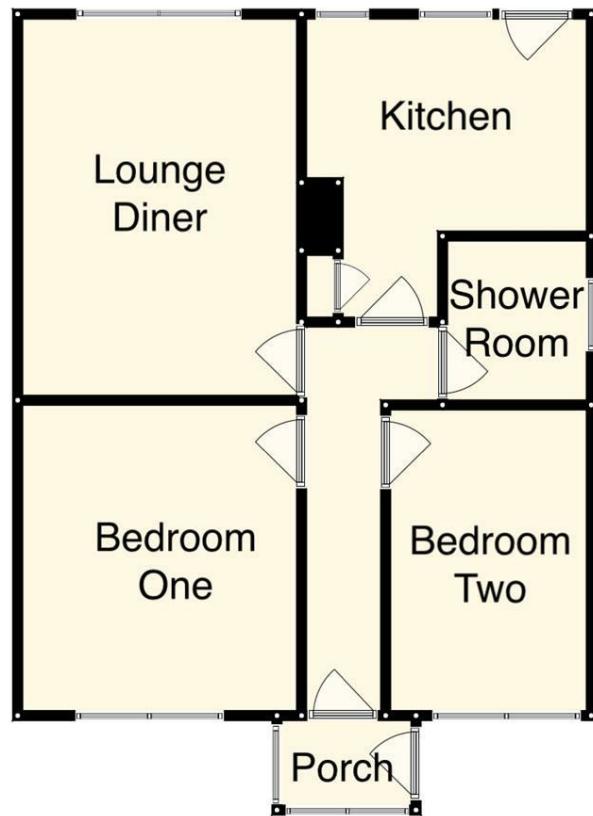
To the front is low maintenance gravelled garden with walled boundary and a tarmac driveway leading to gated access to the garden & garage.

To the rear is a lawned garden with fenced boundaries, garage and greenhouse.

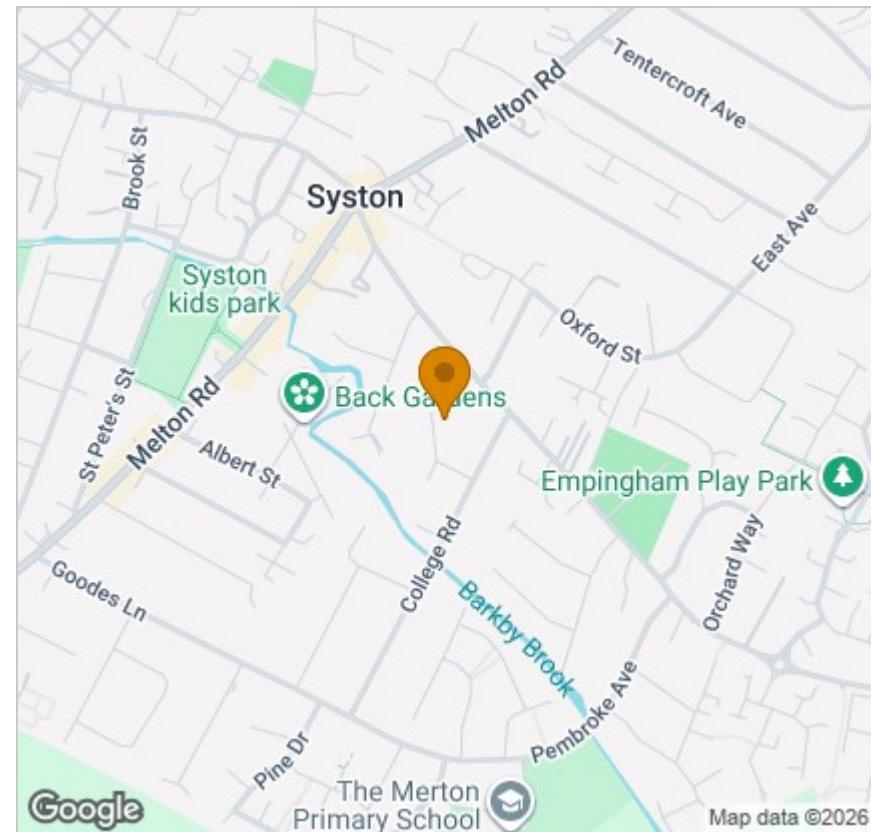
## Services

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**4 High Street Syston, Leicester, LE7 1GP**

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Energy Efficiency Graph

### Energy Efficiency Rating

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