Aston&Co
ESTATE & LETTING AGENTS

18 Coplow Crescent

Syston, Leicester, LE7 2JE

Offers In The Region Of £275,000

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IMMACULATELY PRESENTED BUNGLAOW, SPACIOUS PLOT, SET WITHIN WALKING DISTANCE OF THE CENTRE & STATION, NO UPWARD CHAIN!
Aston & Co are delighted to offer to the market this immaculately presented, two bedroom bungalow set in the ever popular town of Syston. The accommodation briefly consists of, entrance hall, lounge, a spacious kitchen-diner, two bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, rear garden, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Imaculately Presented Semi Detached Bungalow
- Generous Plot
- Walking Distance Of Centre & Station
- Two Bedrooms
- Lounge & Kitchen-Diner
- Garage & Parking
- No Chain
- EPC Rating D, 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 door leading into.

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

Lounge
10'11" x 14'9" (3.34 x 4.52)
With bay window to the front, coved ceiling, picture rail, electric fire and feature surround.

Kitchen-diner
17'7" x 18'11" (5.36 x 5.79)
Fitted with a range of floor and wall mounted units with rolltop work surface and splashbacks. The kitchen-diner also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, space for a dryer, recessed spotlighting, karndean flooring and french doors leading onto the rear garden. ,

Bedroom One
10'11" x 12'4" (3.34 x 3.77)
With window to the rear, coved ceiling and fitted wardrobe.

Bedroom Two
7'6" x 9'5" (2.29 x 2.89)
With window to the front.

Shower Room
6'5" x 6'2" (1.98 x 1.88)
Fitted with a three piece suite comprising, low level wc, pedestal basin and a walk in shower.

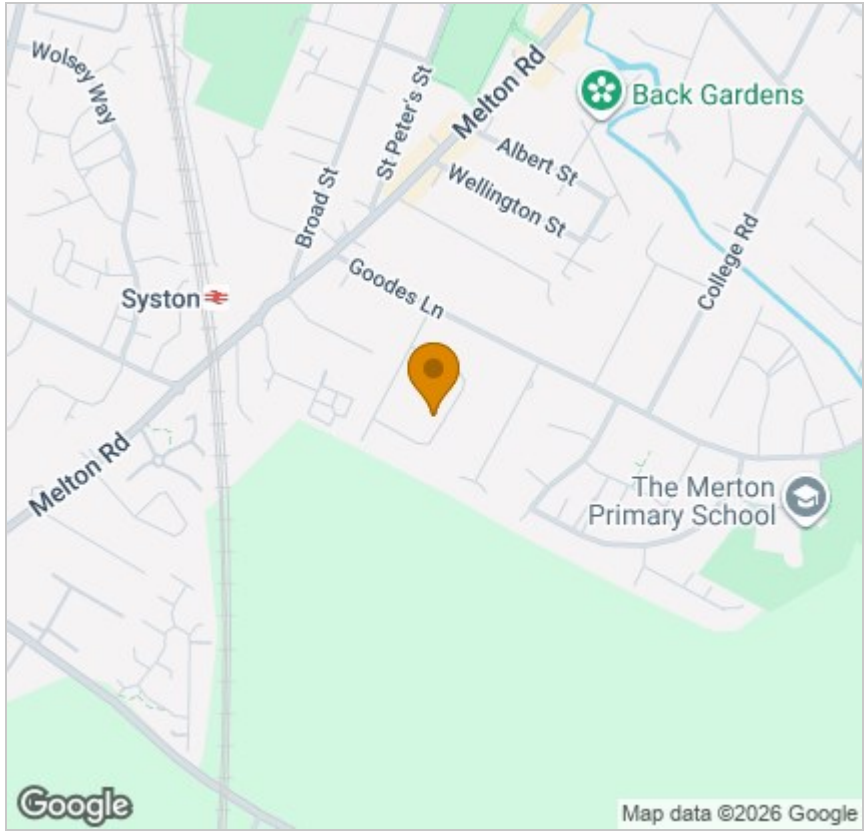
Outside
To the front is block paved and gravelled garden providing car standing.
To the rear is a generous garden with patio and lawned areas, raised deck, planted borders and fenced boundaries.

Garage
With up and over door, power and light.

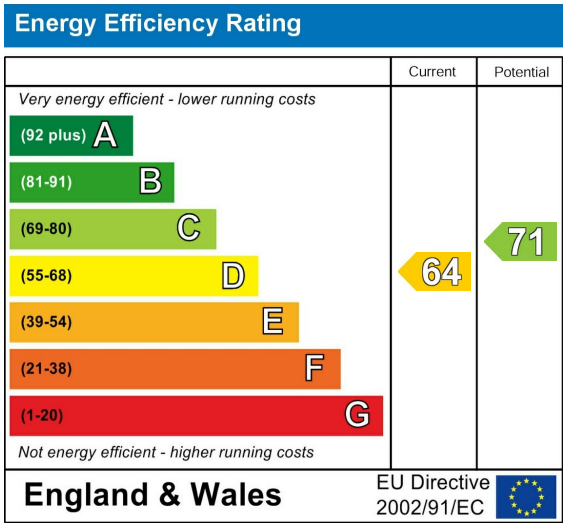
Services
The property benefits from mains gas, water, electric and drainage.

Floor Plan

Area Map



Energy Efficiency Graph



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.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/