



65 Christopher Drive  
, Leicester, LE4 9FX  
**£235,000**





New To The Market And Ideal For First Time Buyers & Investors! Aston & Co are delighted to offer to the market this well presented, two double bedroom, semi detached house set on the Thurmaston-Leicester border. Inside, the property briefly comprises; lounge and a full width kitchen-diner to the ground floor with two double bedrooms and a family bathroom to the first floor. The property also benefits from a spacious summer house with power, light and heat, West facing low maintenance rear garden, off road parking for multiple vehicles, uPVC double glazing and gas central heating.

- Well Presented
- Semi Detached House
- Two Double Bedrooms
- Full Width Kitchen-Diner
- Summer House With Power, Light & Heat
- Off Road Parking For Multiple Vehicles
- Low Maintenance Modern Rear Garden
- EPC Rating C / Council Tax Band B / Freehold





**Location**

The property is located on the border of Thurmaston & Leicester City, around 4 miles north of Leicester City Centre and approximately 12 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network including the M1 & M69. Local Schools include Churchill & Eastfield Primary Schools, The Roundhill Academy and Soar Valley College.

**The Property**

The property is entered via a uPVC double glazed door leading into.

**Lounge**

14 x 10'04 (4.27m x 3.15m)

(maximum measurements) With stairs leading to the first floor, uPVC double glazed window to the front aspect and provides access into the kitchen-diner

**Kitchen-Diner**

14 x 7'09 (4.27m x 2.36m)

Fitted with a range of floor and wall mounted nits, rolltop work surface and splashbacks. The full width kitchen diner also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit, breakfast bar and both a uPVC double glazed window and door leading out onto the rear garden.

**The First Floor Landing**

With loft access and provides access to the following.

**Bedroom One**

10'09 x 8'06 (3.28m x 2.59m)

Spacious double bedroom with storage over the stairs and uPVC double glazed window to the front aspect.

**Bedroom Two**

7'07 x 9'07 (2.31m x 2.92m)

Another good size bedroom with uPVC double glazed window to the rear aspect.

**Family Bathroom**

6 x 6'09 (1.83m x 2.06m)

(maximum measurements) Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled bathroom also houses the modern combi boiler and has an obscure uPC double glazed window to the rear aspect.

**Outside**

To the rear is a well presented, low maintenance sun trap of a garden. The garden benefits from a spacious summer house which offers power, light and heat, paved patio area, artifical turf, planted slate borders and fenced boundaries.

To the front is off road parking for multiple vehicles.

The side offers further parking which in turn leads to the side gate.

**Summer House**

12'07 x 12'06 (3.84m x 3.81m)

With power, light and heating.



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

