

Aston&Co
ESTATE & LETTING AGENTS

4 Brookfield Avenue

Syston, Leicester, LE7 2AB

£265,000

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DECEPTIVELY SPACIOUS, SEMI DETACHED HOME SET ON A CORNER PLOT WITHIN WALKING DISTANCE OF THE CENTRE!
Aston & Co are delighted to offer to the market this well presented, spacious three bedroom family home set in the ever popular town of Syston. The accommodation briefly consists of, entrance hall, breakfast kitchen, lounge and a dining area to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Detached Home
- Walking Distance Of Centre & Station
- Lounge, Breakfast-Kitchen & Dining Area
- Three Good Size Bedrooms
- Generous Corner Plot
- Gas Central Heating & Upvc Double Glazing
- Off Road Parking
- 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 St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

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

Entrance Hall
5'10" x 4'5" (1.79 x 1.37)
With stairs to the first floor, tiled flooring and provides access to the following.

Lounge
9'10" x 15'11" (3.01 x 4.87)
With window to the front, laminate wood flooring and log burner with feature surround.

Dining Area
8'11" x 9'4" (2.74 x 2.85)
With coved ceiling, laminate wood flooring and french doors leading onto the garden.

Breakfast Kitchen
15'11" x 11'3" (4.87 x 3.44)
Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and dishwasher, space for a dryer and tiled flooring.

The First Floor Landing
With window to the rear, cupboard, coved ceiling and provides access to the following.

Bedroom One
12'11" x 9'11" (3.95 x 3.03)
With window to the front, fitted wardrobe and laminate wood flooring.

Bedroom Two
9'0" x 9'4" (2.75 x 2.87)
With window to the rear.

Bedroom Three
8'7" x 8'7" (2.64 x 2.64)
With window to the front, laminate wood flooring and built in wardrobe.

Bathroom
Fitted with a three piece suite comprising low level wc, vanity unit with basin and bath with shower over.

Outside
To the front is a low maintenance garden which in turn leads to the property and gated access to the side and rear.
To the side and rear is a large garden with a patio areas, raised deck, fenced and walled boundaries and a brick store.

Parking
The property benefits from a drive way which is located to the left of 6 Brookfield Ave

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





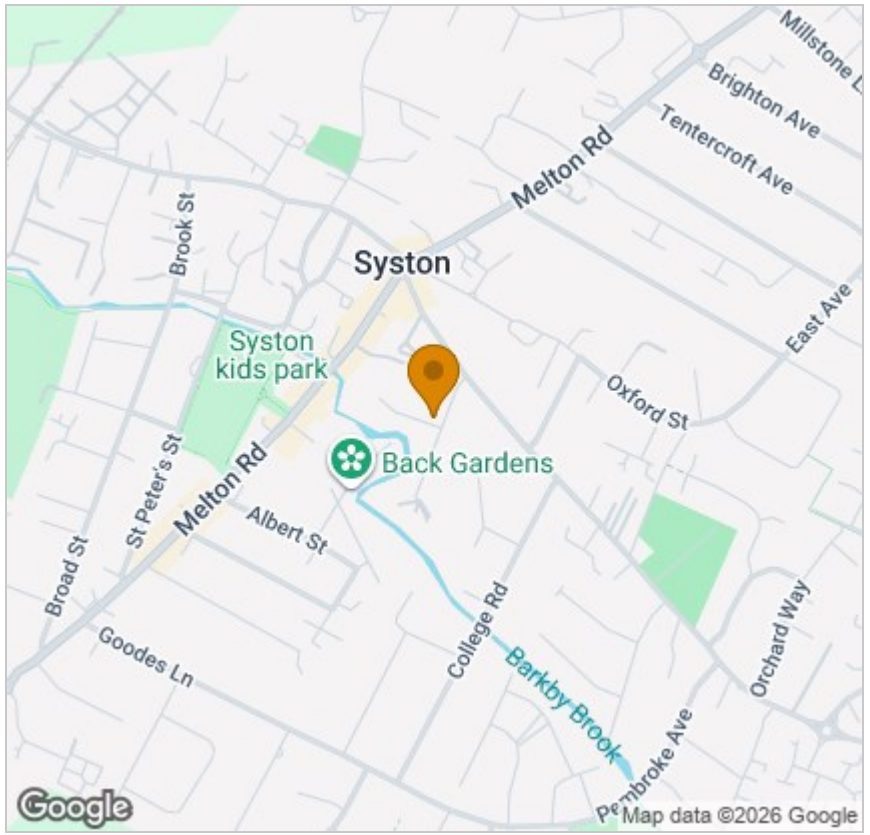




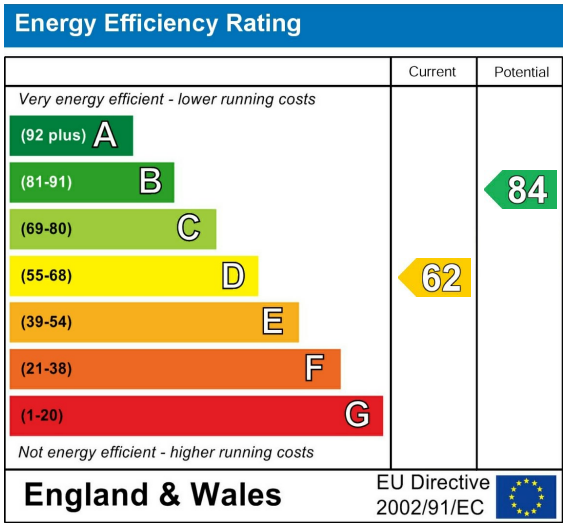
Floor Plan



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.

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