


Aston&Co
ESTATE & LETTING AGENTS

# 36 Herricks Avenue

, LE4 9TA

**£310,000**

4 1 3 D

EXTENDED FAMILY HOME, CORNER PLOT, FLEXIBLE LIVING SPACE WITH POTENTIAL ANNEX, PERFECT FOR A MULTI GENERATIONAL HOME, NO UPWARD CHAIN!!!!!

Aston & Co are delighted to offer to the market this spacious family home set on the Leicester/Thurmaston border. The accommodation briefly consists of, entrance hall, lounge, breakfast kitchen, dining room, conservatory, wc, bedroom four and a utility area to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, garage and off-road parking. Internal viewing is highly recommended and strictly by appointment only.

- Extended Family Home on a Large Corner Plot
- Flexible Living Space with Potential Annex
- Lounge, Dining Room, Conservatory, Breakfast Kitchen, WC & Utility Area
- Four Good Size Bedrooms & Family Bathroom
- Garage & Off Road Parking
- Gas Central Heating
- No Upward Chain
- EPC Rating D, Freehold, Council Tax Band C







## 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 double glazed door leading into.

## Porch
With upvc double glazed door leading into.

## Entrance Hall
6'11" x 8'5" (2.13 x 2.58 )
With stairs to the first floor, under stairs storage and provides access to the following.

## Lounge
16'2" x 11'10" (4.95 x 3.62 )
With bay window to the front.

## Breakfast Kitchen
15'10" x 7'7" (4.85 x 2.33 )
Fitted with a range of floor mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven and hob, sink and drainer unit and a breakfast bar.

## Dining Room
10'11" x 11'11" (3.35 x 3.64 )
With patio doors leading in to the conservatory.

## Conservatory
9'11" x 17'4" (3.03 x 5.30 )
With french doors leading on to the rear garden, power, light and radiator.

## WC
3'8" x 4'1" (1.14 x 1.25 )
Fitted with a two piece suite comprising, low level wc and wall mounted basin.

## Bedroom Four
16'2" x 7'7" (4.93 x 2.33 )
With window to the front, built in wardrobe and boiler cupboard.

## Utility Area
5'11" x 15'11" (1.82 x 4.86 )
With plumbing for a washing machine, space for a dryer, patio doors on to the rear garden and door leading into the garage. Could be converted along with the garage and combined with bedroom four to make a self contained annex. Subject to regulations and any potential planning.

## Garage
16'10" x 7'10" (5.15 x 2.39 )
With up and over door, power and light, could be converted along with the utility and combined with bedroom four to make a self contained annex. Subject to regulations and any potential planning.

## The First Floor Landing
With window to the front and provides access to the following.

## Bedroom One
13'0" x 11'5" (3.97 x 3.49)
With window to the front and built in wardrobe.

## Bedroom Two
11'11" x 9'5" (3.64 x 2.89 )
With window to the rear.

## Bedroom Three
11'11" 9'4" (3.64 2.85)
With window to the rear.

## Bathroom
5'6" x 7'6" (1.70 x 2.31 )
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

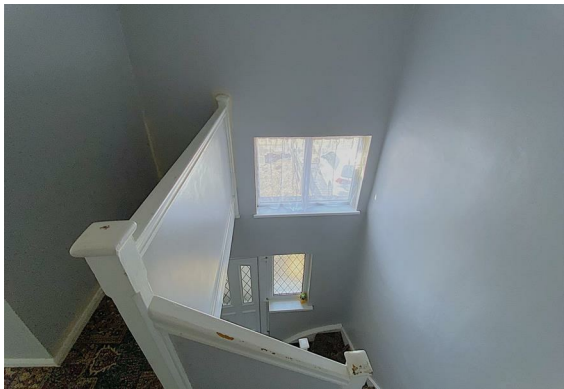
## Outside
To the front is a low maintenance garden and off road parking.
To the rear is a generous garden with lawn and patio areas with fenced and walled boundaries.

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

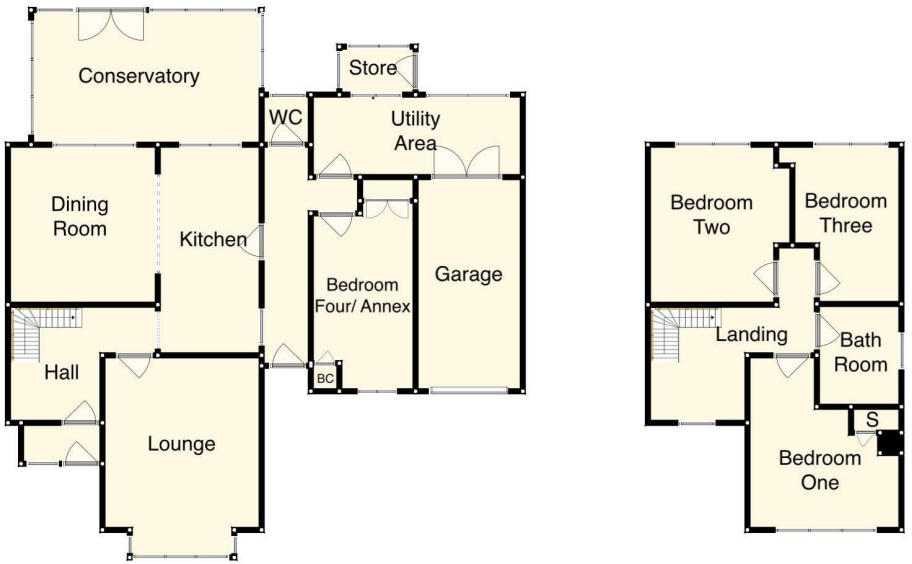








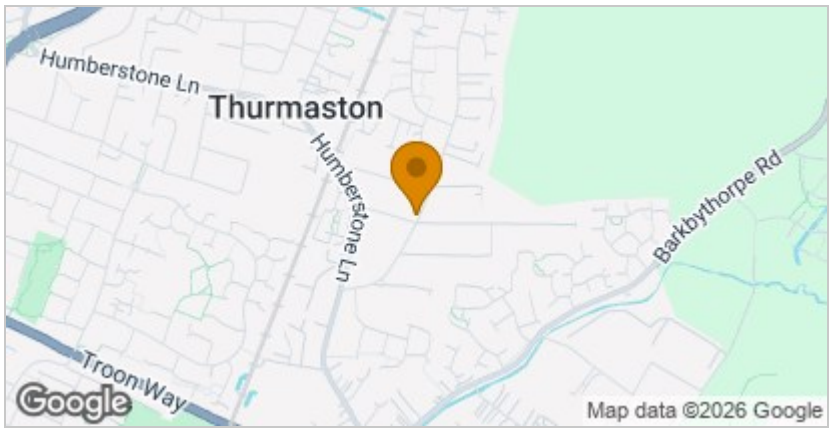
## Floor Plans



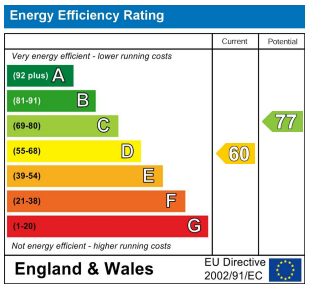

## Viewing

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

## Area Map




## Energy Efficiency Graph




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

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