Aston&Co
ESTATE & LETTING AGENTS

2A Bruxby Street

, Syston, LE7 1NB

£475,000

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PERFECT FOR FAMILIES IN NEED OF MORE SPACE!
Aston & Co are delighted to offer to the market this well presented, spacious family home set in the ever popular town of Syston. The accommodation briefly consists of, porch, entrance hall, a spacious lounge, second reception room, dining room, recently refitted kitchen, WC, utility room and a conservatory to the ground floor. To the first floor is a family bathroom and four double bedrooms with the master bedroom benefiting from and en-suite shower room. The property also benefits from gas central heating, upvc double glazing, off road parking and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Spacious, Detached Family Home
- Lounge, Dining Room, Generous Kitchen, Conservatory,
- Utility Room & Downstairs WC
- Four Double Bedrooms
- Master Bedroom with En-suite
- Front & Rear Gardens
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band E

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 upvc double glazed door leading into.

Porch
3'3" x 5'5" (1.00 x 1.67)
With tiled flooring and glazed door leading into.

Entrance Hall
13'5" x 5'11" (4.11 x 1.81)
With tiled flooring, stairs to the first floor and provides access to the following.

WC
4'0" x 5'10" (1.24 x 1.78)
With tiled floor and walls, fitted with a low level wc and vanity unit with basin.

Lounge
13'11" x 20'3" (4.26 x 6.19)
With dual aspect windows, tiled flooring, wall lighting, gas fire with brick surround, coved ceiling and french doors leading into the conservatory.

Dining Room
11'10" x 9'11" (3.63 x 3.04)
With tiled flooring, coved ceiling, french doors leading into the conservatory and door leading to the kitchen.

Conservatory
13'5" x 29'6" (4.11 x 9.01)
With tiled flooring, power, light and french doors leading onto the rear garden.

Kitchen
11'10" x 11'9" (3.63 x 3.60)
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 and tiled flooring.

Utilty Room
9'11" x 6'11" (3.04 x 2.12)
Fitted with a range of floor and wall mounted units with roll top work surfaces, tiled splash backs, sink and drainer unit, plumbing for a washing machine, tiled flooring, appliance space for a tumble dryer and fridge freezer.

Reception Room Two
17'10" x 8'9" (5.46 x 2.69)
Formally the garage, with tiled flooring and French doors to the front.

The First Floor Landing
With window to the front, storage cupbard, loft hatch and provides access to the following.

Bedroom One
17'2" x 13'1" (5.24 x 4.00)
With window to the front, laminate wood flooring and door to the en-suite.

En-suite
4'5" x 11'6" (1.37 x 3.52)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and shower cubicle.

Bedroom Two
10'11" x 11'11" (3.35 x 3.64)
With window to the rear.

Bedroom Three
12'10" x 7'5" (3.92 x 2.27)
With window to the front.

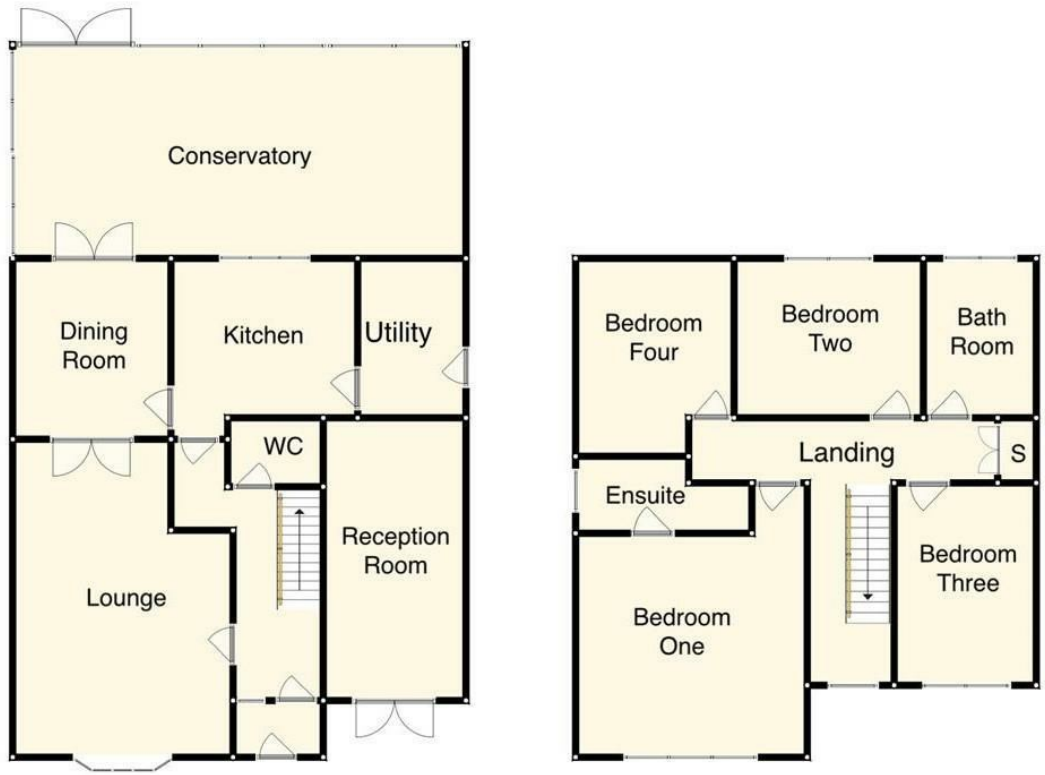
Bedroom Four
11'0" x 9'11" (3.36 x 3.03)
With window to the rear.

Shower Room
10'10" x 6'11" (3.32 x 2.12)
Fully tiled bathroom fitted with a three piece suite comprising, low level wc, vanity with basin and walk in shower.

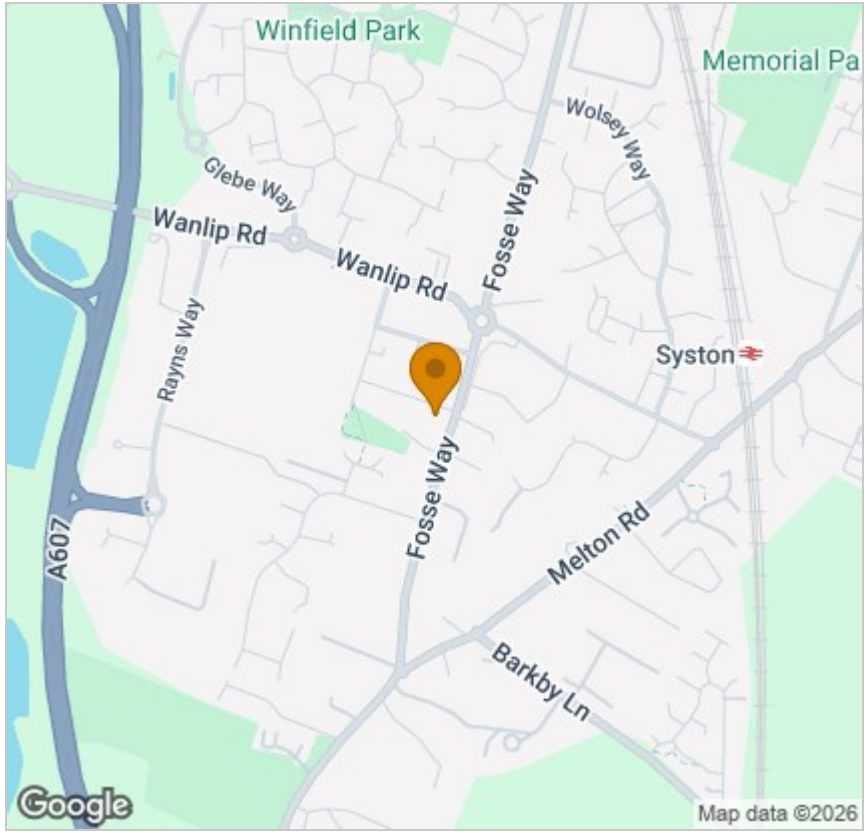
Outside
The front of the property is block paved and provides parking for 3-4 vehicles, there are also walled boundaries and gated access to the side and rear. To the rear is a low maintenance garden with fenced boundaries.

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

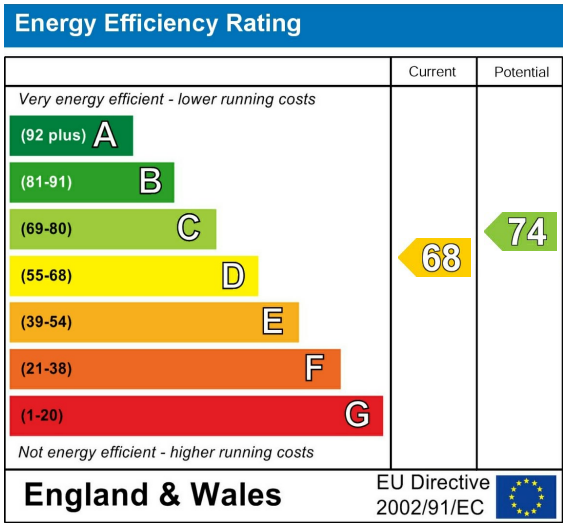
Floor Plan



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.

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