



4 St. Johns Avenue
Syston, Leicester, LE7 2AW
£340,000



New to the market and being sold with no upward chain is this well presented, three bedroom detached family home set in the ever popular Syston. Located just a short walk from Merton Primary School and the Town Centre this property is ideal for young families in need of more space and offers the potential to extend stp. Inside, the property briefly comprises; entrance porch, WC, hallway, lounge, kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and a modern shower room. The property also benefits from a private rear garden, car port, garage, off road parking for multiple vehicles, uPVC double glazing and gas central heating.

- Well Presented
- Three Bedroom
- Detached Family Home
- No Upward Chain
- Off Road Parking, Car Port & Garage
- Spacious Private Rear Garden
- Downstairs WC
- EPC Rating TBC / Council Tax Band C / Freehold



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 French door leading to.

Entrance Porch

With WC and leads into.

WC

6'3 x 4'10 (1.91m x 1.47m)

Fitted with a vanity unit and basin, WC, radiator and obscure uPVC double glazed window to the side aspect.

Hallway

With storage cupboard, stairs leading to the first floor and leads into.

Lounge

19'5 x 10'10 (5.92m x 3.30m)

With log burner and feature surround, uPVC double glazed window to the front aspect and bi-fold doors into the conservatory.

Kitchen

17'08 x 8'10 (5.38m x 2.69m)

(maximum measurements) Fitted with a range of floor and wall mounted units with worktop and splashbacks. The kitchen also benefits from gas hob, oven and extractor fan, integrated washing machine, dishwasher and fridge freezer, stainless steel sink and drainer unit and uPVC double glazed window and door to the side aspect.

Conservatory

20'9 x 8'1 (6.32m x 2.46m)

With radiator, spotlights and French doors leading out onto the rear garden.

The First Floor Landing

With loft access, storage cupboard, uPVC double glazed window to the front aspect and provides access to the following.

Bedroom One

11'05 x 10'10 (3.48m x 3.30m)

With fitted robes, coved ceiling and uPVC double glazed window to the rear aspect.

Bedroom Two

8'06 x 9'01 (2.59m x 2.77m)

With coved ceiling and uPVC double glazed window to the rear aspect.

Bedroom Three

7'05 x 10'09 (2.26m x 3.28m)

With coved ceiling and uPVC double glazed window to the front aspect.

Shower Room

8'09 x 6 (2.67m x 1.83m)

Fitted with a modern three piece suite comprising walk in shower and vanity unit with wc and basin. The tiled shower room also benefits from a heated towel rail, spotlights, extractor fan and an obscure uPVC double glazed window to the side aspect.

Outside

To the front of the property is a block paved driveway providing off road parking for multiple vehicles.

To the side is a car port which in turn leads to the garage and rear garden.

To the rear is a well maintained lawn garden with paved patio areas.

Garage

Extended garage with power, light, up and over door and two personnel doors.



Floor Plan



Viewing

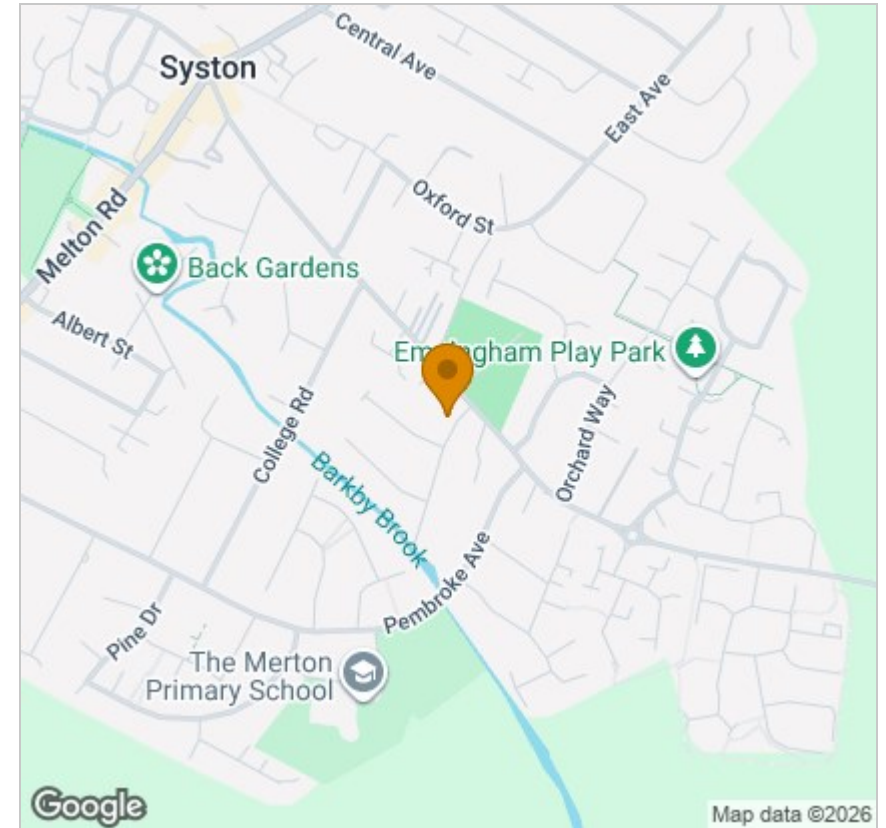
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 