



8 Beeby Close

Syston, Leicester, LE7 2BU

£460,000



IMMACULATELY PRESENTED, EXTENDED FAMILY HOME WITH A WEALTH OF FLEXIBLE ACCOMMODATION SET ON A CORNER PLOT. PERFECT FOR FAMILIES IN NEED OF MORE SPACE!

Aston & Co are delighted to offer to the market this immaculately presented, extended family home set in the ever popular town of Syston. The accommodation briefly consists of, porch, entrance hall, lounge-diner, a refitted breakfast kitchen, utility & WC, garden room with bi-fold doors, movie room/potential 5th bedroom & a gym/bedroom four to the ground floor. To the first floor a three good size bedrooms and a fabulous luxury four piece bathroom. The property also benefits from upvc double glazing, gas central heating, air conditioning to the lounge-diner & kitchen, off road parking and store. Internal viewing is highly recommended to fully appreciate all this property has to offer.

- Immaculately Presented, Extended, Detached Family Home
- Corner Plot With Generous Rear Garden
- Lounge-Diner, Breakfast Kitchen, Garden Room, Movie Room, Utility & WC
- Four Bedrooms
- Spacious Four Piece Bathroom
- Upvc Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating C, 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 double glazed composite door leading into.

Porch

4'3" x 5'7" (1.32 x 1.72)

With laminate wood flooring, window to the side aspect and glazed door leading into.

Entrance Hall

13'11" x 3'5" (4.26 x 1.05)

With laminate wood flooring, vertical radiator, coved ceiling, stairs to the first floor and provides access to the following.

WC

6'6" x 5'9" (1.99 x 1.77)

Fitted with a two piece suite comprising, low level wc and vanity unit with basin.

Movie Room

16'0" x 7'7" (4.89 x 2.32)

Formally part of the garage and converted by the current owner with window to the front, built in storage and window seat, laminate wood flooring and recessed spotlighting. Could be used as a 5th bedroom if required.

Lounge-Diner

11'9" x 22'3" (3.60 x 6.80)

With bay window to the front, fire with feature surround, air conditioning and oak bi-fold doors leading into.

Garden Room

7'5" x 19'7" (2.28 x 5.97)

With bi-fold doors leading onto the rear garden, laminate flooring, recessed spotlighting and two electric Velux windows.

Gym/Bedroom Four

14'1" x 7'5" (4.30 x 2.27)

With window to the front.

Breakfast Kitchen

15'11" x 14'3" (4.87 x 4.35)

Fitted with a range of floor mounted units with quartz worktops and tiled splashbacks. The kitchen benefits from a fitted oven, induction hob and extractor, integrated microwave, dishwasher and fridge, electric Velux windows, air conditioning, tiled flooring with underfloor heating, and a freestanding island with breakfast bar.

Utility Room

5'0" x 24'7" (1.54 x 7.50)

With plumbing for a washing machine, space for a tumble dryer and fridge freezer with a door leading the rear garden and store.

The First Floor Landing

With window to the side aspect, loft hatch, airing cupboard, closet and provides access to the following.

Bedroom One

11'1" x 10'9" (3.39 x 3.28)

With two windows to the front aspect, laminate wood flooring, coved ceiling and fitted wardrobes.

Bedroom Two

9'8" x 11'0" (2.97 x 3.37)

With window to the rear and fitted wardrobes.

Bedroom Three

8'2" x 11'9" (2.49 x 3.59)

With dual windows to the front aspect.

Bathroom

14'8" x 8'1" (4.49 x 2.48)

The current owners have combined the original bathroom and fourth bedroom to create a spacious luxury bathroom fitted with a four piece suite comprising low level wc, vanity unit with basin, rainforest shower and whirlpool bath.

Outside

To the front is car standing for 2-3 vehicles.

To the rear is a generous, mature garden with two patio areas, shed, fenced boundaries with the remainder being laid to lawn.

Services

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

Store

13'4" x 5'7" (4.07 x 1.71)

With electric shutter door, power light and personal door leading into the utility area.



Floor Plan



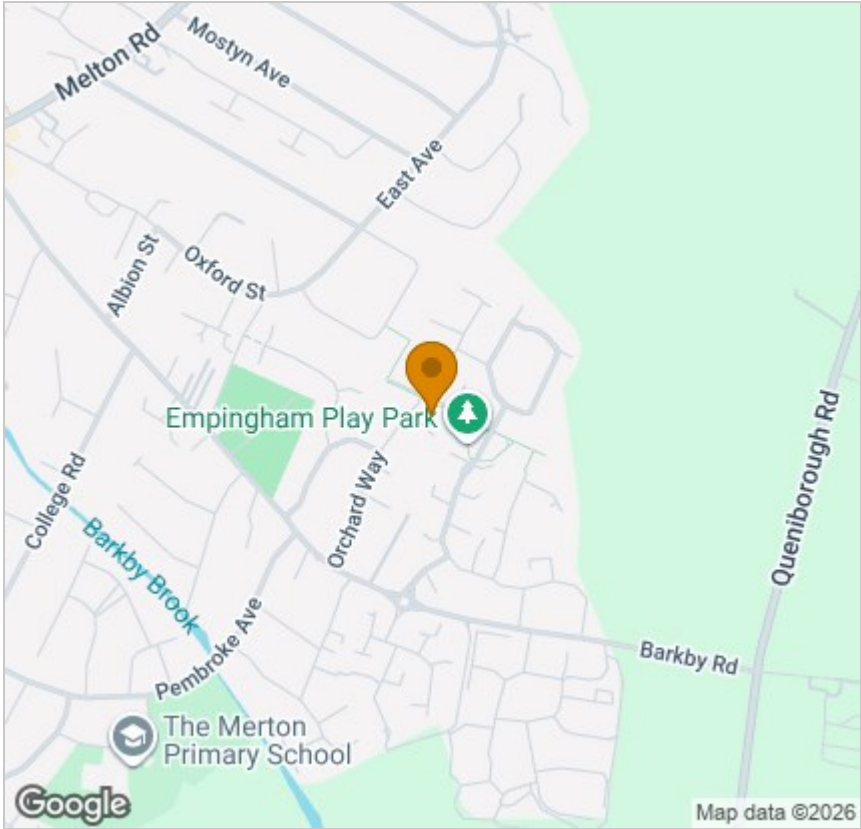
Viewing

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 firms 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

