



53 East Avenue

Syston, Leicester, LE7 2EJ

£285,000



WELL PRESENTED FAMILY HOME WITH RECENTLY REFITTED KITCHEN & BATHROOM!

Aston & Co are delighted to offer to the market this well presented, semi detached family home set in the ever popular town of Syston. The accommodation briefly consists of, porch, entrance hall, lounge, dining area and a kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from gas central heating, upvc double glazing, rear garden, garage and off road parking. Internal viewing is highly recommended and strictly by appointment

- Well Presented, Semi Detached Family Home
- Recently Refitted Kitchen & Bathroom
- Three Bedrooms
- Gas Central Heating & Upvc Double Glazing
- Rear Garden
- Garage & Off Road Parking
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band C



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 door leading into.

Porch

With double glazed door leading into.

Entrance Hall

11'6" x 6'0" (3.51 x 1.83)

With stairs to the first floor, under stairs storage, laminate wood flooring and provides access to the following.

Lounge

10'9" x 11'6" (3.30 x 3.53)

With bay window to the front, coved ceiling and LVT flooring.

Dining Area

10'5" x 8'3" (3.18 x 2.53)

With french doors leading onto the rear garden, LVT flooring and coved ceiling.

Kitchen

10'0" x 8'6" (3.05 x 2.60)

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, plumbing for a washing machine and dishwasher, recessed spotlighting and vertical radiator.

The First Floor Landing

With window to the side, loft hatch and provides access to the following.

Bedroom One

10'0" 11'5" (3.07 3.50)

With window to the front and fitted wardrobes.

Bedroom Two

10'5" x 10'0" (3.20 x 3.06)

With window to the rear.

Bedroom Three

7'10" x 6'5" (2.39 x 1.97)

With window to the front.

Bathroom

5'4" x 8'8" (1.65 x 2.65)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over. The bathroom also benefits from recessed spotlighting, a heated towel rail and built in storage cupboard.

Outside

The front of the property is block paved and provides parking for 2-3 vehicles which in turn leads to the property and gated access to the garage and garden. To the rear is a garden with raised deck, lawned and gravelled areas, planted borders and fenced boundaries.

Garage

19'5" x 8'3" (5.93 x 2.52)

With up and over door, power and light.

Services

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



Floor Plan



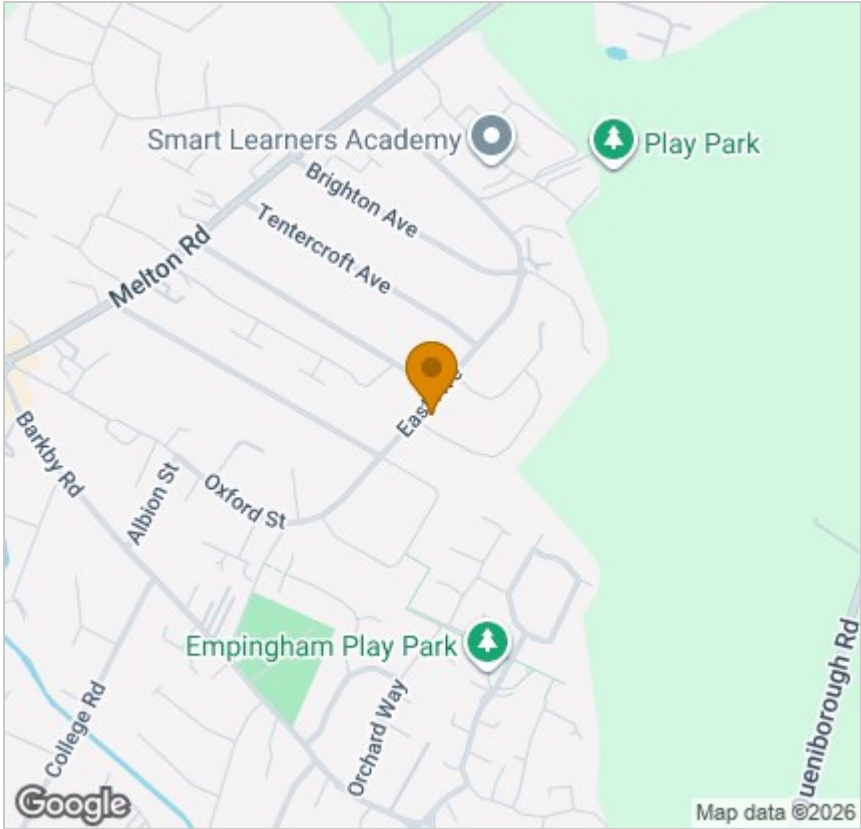
Viewing

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

