Aston&Co
ESTATE & LETTING AGENTS

18 Albert Street

, Syston, LE7 2JA

£335,000

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STUNNING VICTORIAN FAMILY HOME BLENDING THE PROPERTIES ORIGINAL FEATURES WITH A CONTEMPORARY TWIST!!!

Set within walking distance of the centre and station this immaculately presented home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, two reception rooms, a fabulous open plan kitchen-diner, utility area and a wc to the ground floor. To the first floor are three generous bedrooms and a luxury four piece bathroom. The property also benefits from upvc double glazing, gas central heating, cellar, off road parking for two vehicles and rear garden with pagoda and bar. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented, Extended Victorian Home
- Walking Distance of the Centre & Station
- Driveway Providing Parking for Two Vehicles
- Two Spacious Reception Rooms
- Open Plan Kitchen-Diner, Utility & WC
- Three Generous Bedrooms & Four Piece Bathroom
- Landscaped Rear Garden With Oak Pagoda & Bar
- EPC Rating D, 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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School, St. Peters & St. Pauls Primary School and Wreake Valley Academy.

The Property
The property is entered via a composite door leading into.

Entrance Hall
15'1" x 3'6" (4.62 x 1.08)
With geometric tiled floor, stairs to the first floor, chandelier and ceiling rose, dado rail, coved ceiling and provides access to the following.

Lounge
13'0" x 12'0" (3.98 x 3.66)
With window to the front, exposed floor boards, coved ceiling, chandelier with ceiling rose and cast iron fire place with feature surround.

Dining Room
13'9" x 12'4" (4.20 x 3.78)
Perfect for entertaining, with exposed floor boards, feature fire place, picture rail, ceiling rose and chandelier, door to the cellar.

Dining Kitchen
13'2" x 18'2" (4.03 x 5.54)
Very much the heart of this home, fitted with a range of floor and wall mounted units with oak work tops, the kitchen also benefits from an island with integrated sink and dish washer, twin ovens, hob and extractor, recessed spotlighting, karndean flooring and french doors leading onto the rear garden.

Utility
6'6" x 7'0" (1.99 x 2.15)
With floor and wall mounted units, tiled flooring, plumbing for a washing machine, coved ceiling, recessed spotlighting and doors leading to the garden and WC.

WC
2'5" x 7'1" (0.76 x 2.16)
With tiled flooring, low level wc and vanity unit with basin.

The First Floor Landing
6'2" x 15'10" (1.90 x 4.83)
With window to the side, loft hatch, coved ceiling and provides access to the following.

Bedroom One
12'2" x 12'4" (3.73 x 3.77)
With window to the rear and coved ceiling.

Bedroom Two
12'4" x 12'0" (3.77 x 3.68)
With window to the front, coved ceiling and fitted wardrobes.

Bedroom Three
8'9" x 7'4" (2.69 x 2.24)
With window to the front, coved ceiling, cupboard and overhead storage.

Bathroom
Fitted with a four piece suite comprising, freestanding roll top bath, walk-in shower, low level wc, vanity unit with basin. The bathroom also benefits from a heated towel rail, recessed spotlighting and coved ceiling.

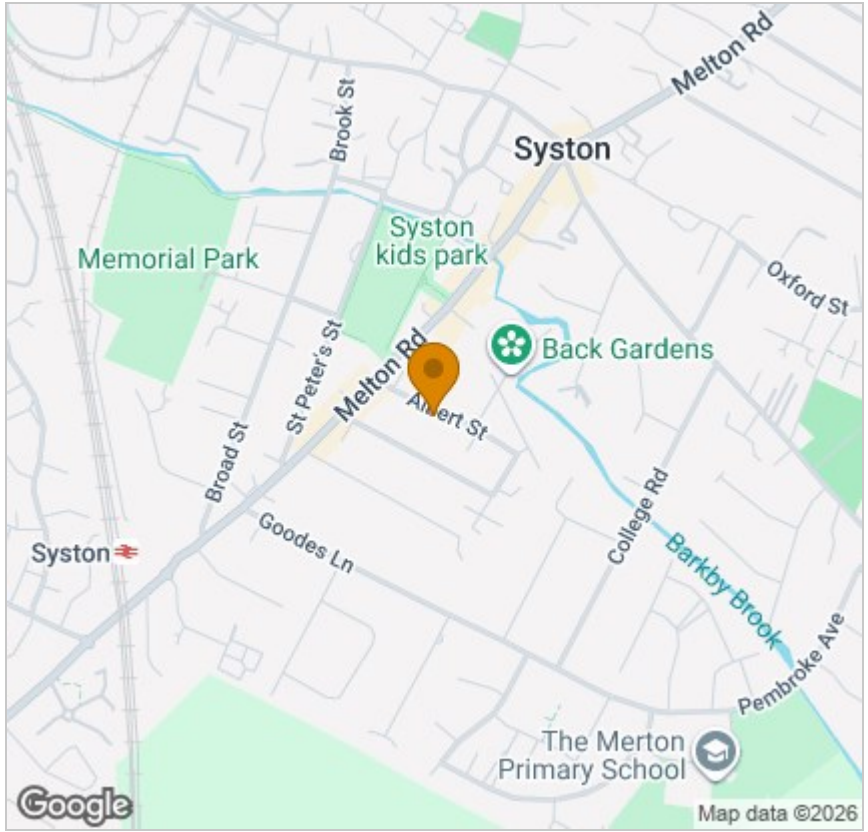
Outside
To the rear is a mature, well stocked garden with patio, raised deck, bar and oak pagoda. The pagoda benefits from a storage area, has power, light and a heater perfect for summer evenings.
To the side of the property is driveway for two vehicles which in turn leads to gated access to the garden.

Cellar
13'1" x 12'0" (4.00 x 3.67)
Currently used a storage area.

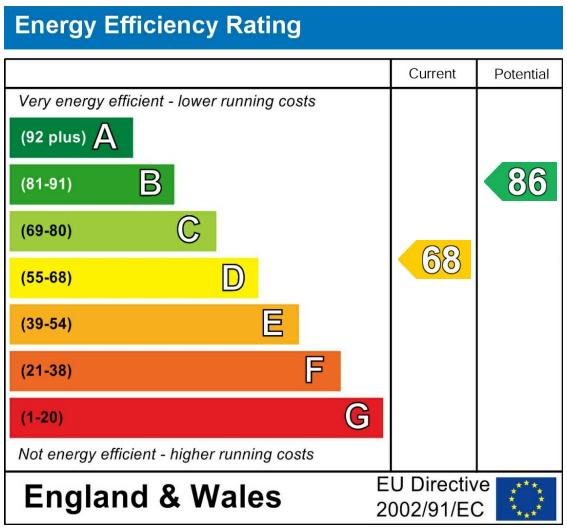
Services
The property benefits from mains, gas, electric, water & drainage.
Internet-standard, super and ultrafast see ofcom checker for more details.
Mobile see ofcom checker for details.

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.

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.

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