



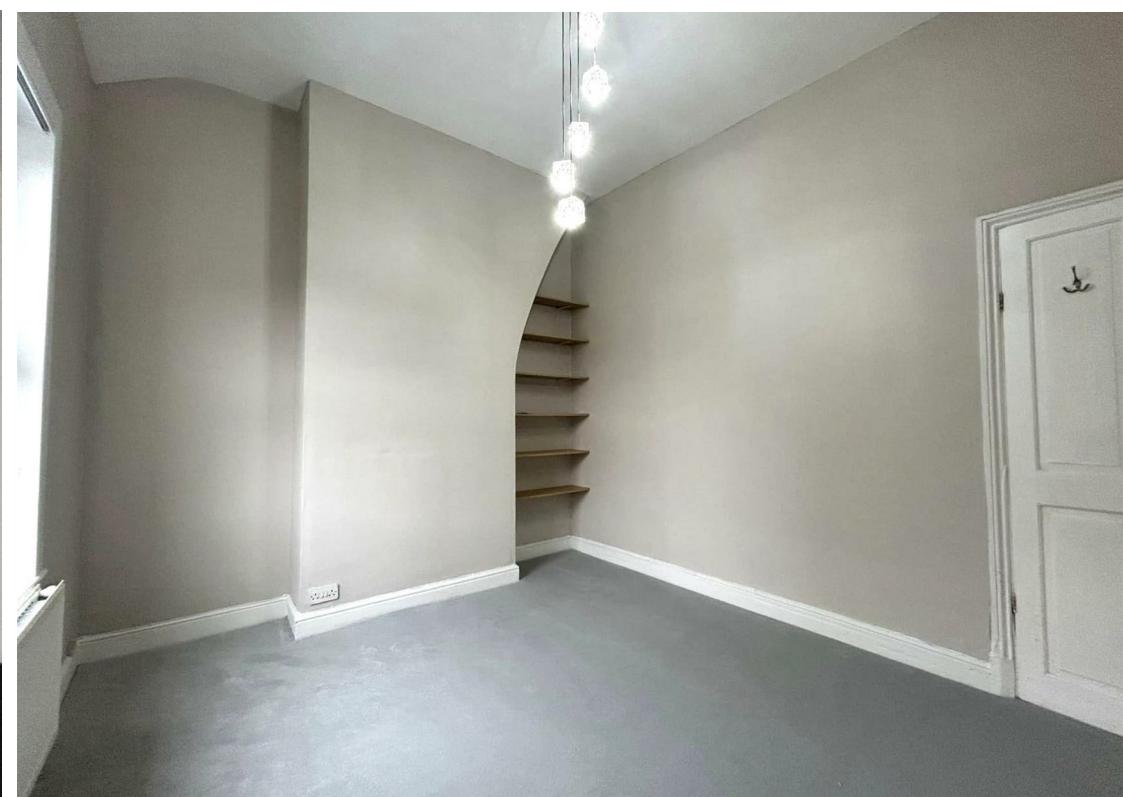
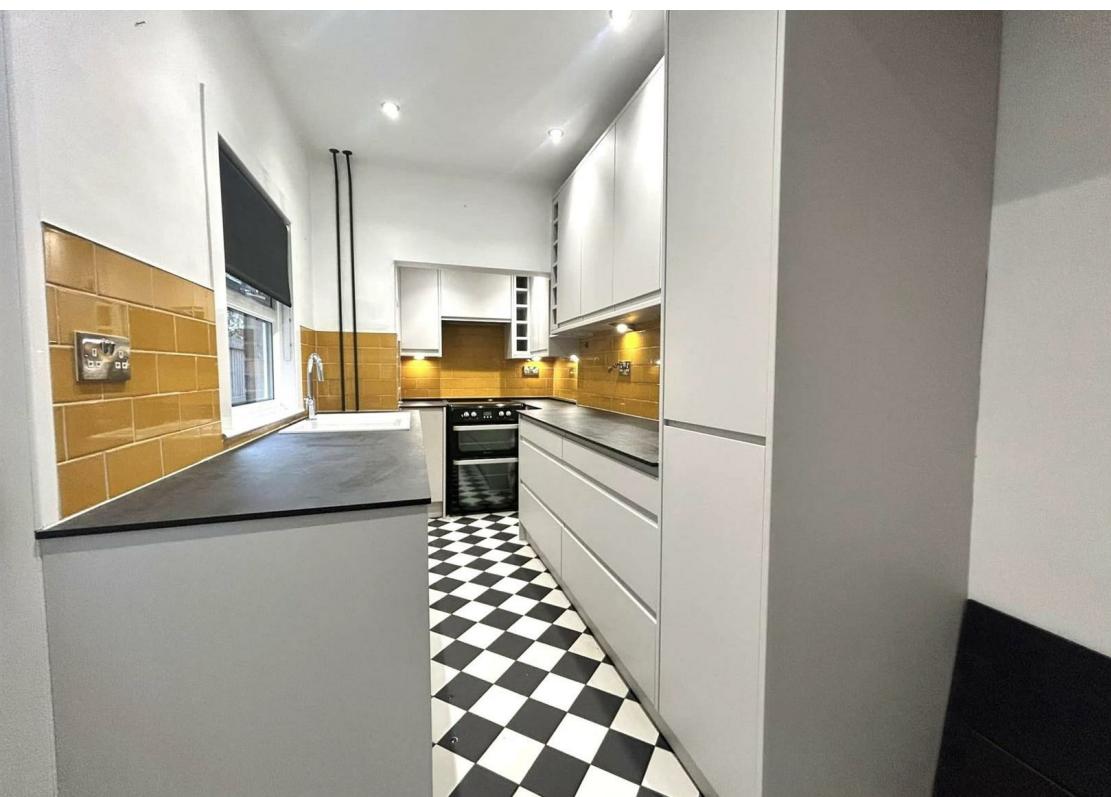
17 Foundry Lane Syston  
, LE7 1ND

**£195,000**

2 1 nul D

Aston & Co are delighted to offer to the market this immaculately presented, two bedroom terraced house in the ever popular town of Syston. Situated just a short walk from Syston Train Station and being sold with no upward chain this property is ideal for first time buyers and investors alike. Inside, the accommodation briefly comprises; open plan living-diner, modern kitchen, two double bedrooms and a family bathroom. The property also benefits from a low maintenance rear garden, gas central heating and uPVC double glazing.

- Immaculately Presented
- Two Bedroom Terraced House
- No Upward Chain
- Open Living-Diner
- Modern Kitchen
- Ideal FTB / BTL
- uPVC DG & GCH
- EPC Rating D / Council Tax Band B / 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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

## The Property

The property is entered via a composite door leading into.



## Lounge-Diner

25'6" x 11'11" (7.78 x 3.65)

(maximum measurements) Spacious 25ft, open room with half carpet half flooring. The lounge-diner benefits from both front and rear uPVC double glazed windows, log burner with feature surround and provides access to the kitchen.



## Kitchen

14'6" x 6'0" (4.43 x 1.83)

Fitted with a range of modern floor and wall mounted units with work surface and tiled splashbacks. The kitchen also benefits from an electric hob, oven and extractor fan, sink and drainer unit, plumbing for a washing machine, under floor heating, two uPVC double glazed windows to the side aspect and door leading out onto the rear garden.

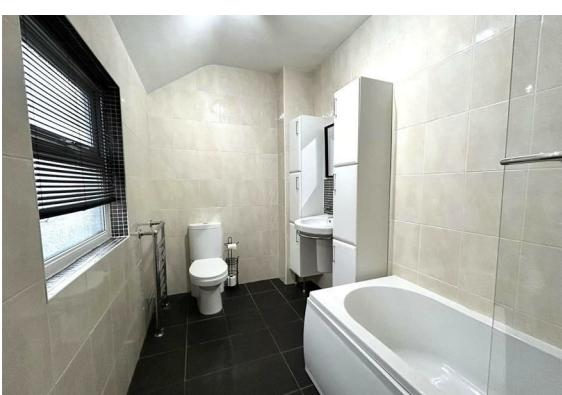
## The First Floor Landing

With storage and provides access to the following.

## Bedroom One

11'11" x 10'0" (3.65 x 3.05)

(maximum measurements) Large double bedroom with high ceiling and uPVC double glazed window to the front aspect.



## Bedroom Two

11'10" x 8'4" (3.63 x 2.56)

(maximum measurements) Another good size bedroom with fitted robes, storage cupboard and provides access to the bathroom.

## Bathroom

10'7" x 5'11" (3.23 x 1.82)

Tiled bathroom fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail and two obscure uPVC double glazed window to the side aspect.

## Outside

To the rear of the property is a low maintenance paved garden with outside toilet, storage room, power sockets and rear gate which provides access to the front of the property.



## Services

The property benefits from mains gas, water and electric.

Internet Speed- Super & Ultrafast are available, see Ofcom checker for more details.

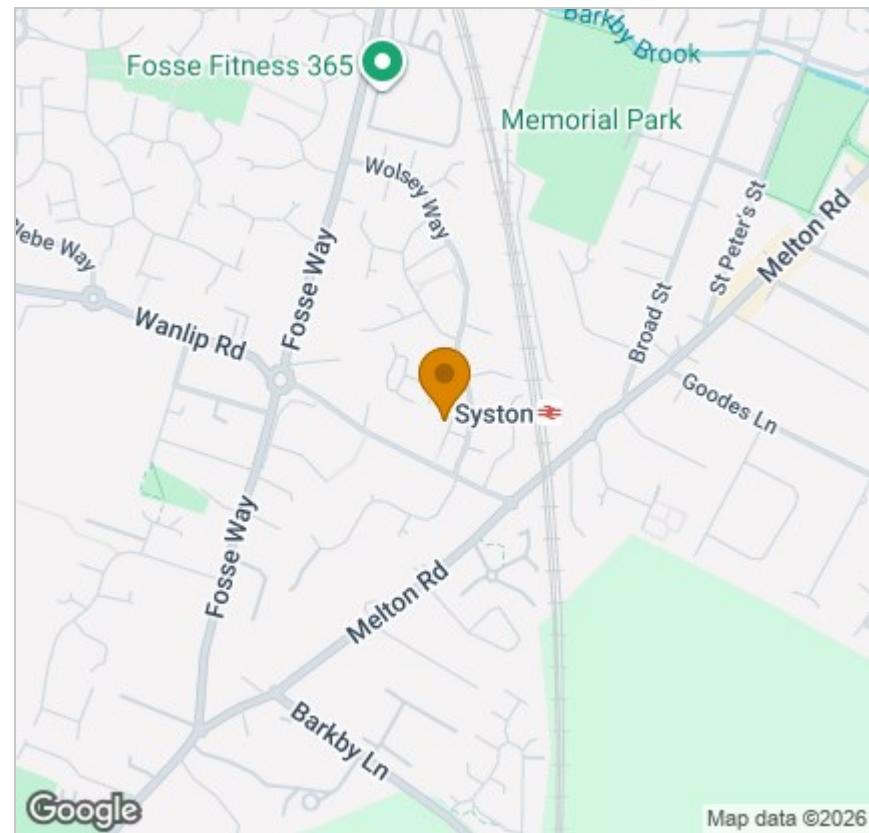
Mobile & Data- EE, Three, Vodafone & 02, see Ofcom checker for more details.

Local Authority- Charnwood Borough

## Floor Plan



## Area Map



## 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](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Energy Efficiency Graph

