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ESTATE & LETTING AGENTS



16 Greetham Way

Syston, Leicester, LE7 2DB

£1,400 Per Month

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Available Immediately is this three bedroom, two bathroom family home set in the ever popular town of Syston. Boasting accommodation over three floors and offering the perfect layout for families in need of more space this house is ideal for those who enjoy family time and like to entertain also. Inside, the accommodation briefly comprises; entrance hall, WC, breakfast kitchen and a 17ft x 15ft full width lounge-diner to the ground floor. To the first floor are two double bedrooms and a family bathroom, with a master bedroom and en-suite located on the second floor. The property also benefits from, uPVC double glazing, gas central heating, front and rear gardens, garage and parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Spacious Family Home
- Three Double Bedrooms
- Two Bathrooms & Downstairs WC
- Garage & Off Parking For 2 Vehicles
- Front & Rear Gardens
- uPVC Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating C, Council Tax Band D







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 composite door leading into.

Hall
With stairs leading to the first floor, storage under the stairs, radiator and provides access to the following,

Breakfast Kitchen
12'03 x 9'01 (3.73m x 2.77m)
(into bay) Fitted with a range of soft closing floor and wall mounted units with roll top work surface and upstand. The kitchen also benfits from a breakfast bar, gas hob, oven and extractor fan, plumbing for a washing machine and dishwasher, stainless steel sink and drainer unit and a uPVC double glazed bay window to the front aspect.

Lounge, Diner
17'05 x 15'06 (5.31m x 4.72m)
The heart of the home. Offering a substantial living space ideal for family gatherings this full width lounge benefits from two velux windows, uPVC double glazed french doors leading out onto the rear garden and an electric fire.

WC
6'03 x 3'04 (1.91m x 1.02m)
Fitted with a wall hung basin, wc, radiator and extractor fan.

The First Floor Landing
With stairs leading to the second floor and provides access to.

Bedroom Two
15'02 x 11'05 (4.62m x 3.48m)
(maximum mesaurements) Large double bedroom with fitted robes and two uPVC double glazed windows to the rear aspect.

Bedroom Three
10'07 x 8'06 (3.23m x 2.59m)
Another double bedroom with uPVC double glazed window to the rear aspect.

Family Bathroom
8'07 x 6'04 (2.62m x 1.93m)
(maximum measurements) Fitted with a three peice suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan and radiator.

Second Floor

Bedroom One
15'01 x 15'07 (4.60m x 4.75m)
Executive double bedroom with en-suite shower room, fitted robes and dual aspect uPVC double glazed windows.

En-Suite Shower Room
5'02 x 7'05 (1.57m x 2.26m)
(maximum measurements) Fitted with a three pieces suite comprising walk in shower, pedestal basin and wc. The en-suite also benefits from an extractor fan, radiator and velux window.

Outside
To the front is a low maintenance garden with off road parking.
To the rear is further off road parking which in turn leads to the garage and a private lawned garden with paved patio aea.

Garage
With up and over door, power and light.





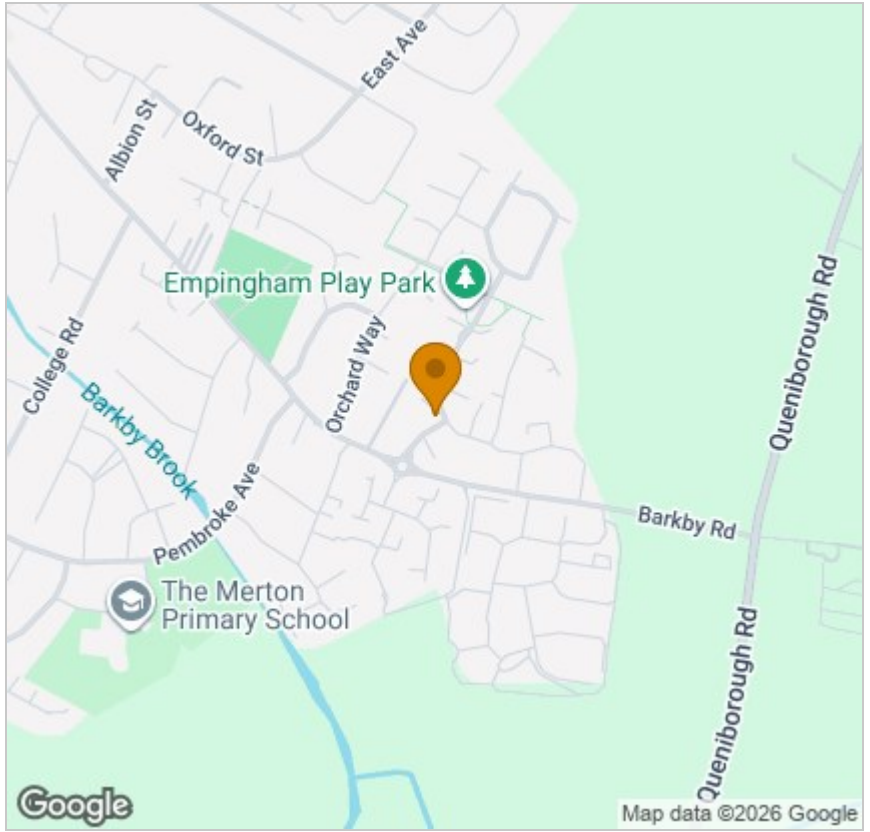




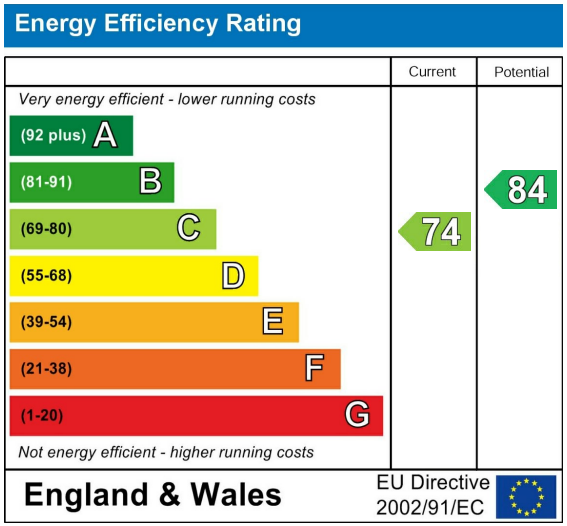
Floor Plan



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.

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