



2 Necton Street  
Syston, Leicester, LE7 1HF  
Offers In Excess Of £274,000

In need of more space? Aston and Co are delighted to offer to the market this immaculately presented, skilfully extended, spacious, three bedroom - two bathroom bay fronted end terrace house located in the ever popular Syston. Inside the property briefly comprises; lounge, dining room, kitchen, utility area and wc to the ground floor. The first floor offers two spacious bedrooms and a four piece family bathroom with a further double bedroom & en-suite located on the second floor. The property also benefits from uPVC double glazing, gas central heating and a landscaped garden to the rear. Internal viewing is highly recommended to appreciate the space on offer!

- Immaculately Presented
- Three Bedroom, Two Bathroom
- End Terrace House
- Two Reception Rooms
- Utility & Downstairs WC
- Landscaped Rear Garden
- Close To Amenities
- EPC Rating TBC / 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, St. Peters & St. Pauls Primary School and Wreake Valley Academy.

### The Property

The property is entered via a uPVC double glazed door leading into.

### Entrance Porch

Leading into.

### Lounge

11'33 x 11'67 (3.35m x 3.35m)  
(maximum measurements) With uPVC double glazed bay window to the front aspect, log burner, coved ceiling and leads through to the following.

### Dining Room

11'83 x 11'67 (3.35m x 3.35m)  
(maximum measurements) With storage under the stairs, uPVC double glazed window to the rear aspect and houses the family dining table.

### Kitchen

15'17 x 6'33 (4.57m x 1.83m)  
Fitted with a range of floor and wall mounted units, solid wood worktop and tiled splashbacks. The kitchen also benefits from a breakfast bar, gas hob, electric oven and extractor fan, sink and drainer unit, fitted fridge freezer, spotlights, uPVC double glazed window to the side aspect and a uPVC double glazed door leading to the side of the property.

### Utility

2'33 x 6 (0.61m x 1.83m)  
With plumbing for a washing machine and provides access to the wc.

### Downstairs WC

3'08 x 6 (1.12m x 1.83m)  
With pedestal basin, low level wc, radiator and obscure uPVC double glazed window to the side aspect.

### The First Floor Landing

With stairs leading to the second floor and provides access to the following.

### Bedroom One

11'33 x 13'17 (3.35m x 3.96m)  
(maximum measurements) Spacious double bedroom with storage over the stairs and uPVC double glazed window to the front aspect

### Bedroom Three

8'9" x 9'1" (2.68 x 2.77)  
(maximum measurement) With fitted storage and uPVC double glazed window to the rear aspect.

### Family Bathroom

12 x 6'33 (3.66m x 1.83m)  
Fitted with a four piece suite comprising; walk in shower, bath, wall hung basin and wc. The bathroom also benefits from two heated towel rails, spotlights, extractor fan and an obscure uPVC double glazed window to the rear aspect.

### Second Floor

### Bedroom Two

11'9" x 10'3" (3.59 x 3.13)  
Double bedroom with spotlights, two velux windows to the front aspect and en-suite.

### En-Suite

7'2" x 7'0" (2.20 x 2.14)  
Fitted with a modern three piece suite comprising walk in shower, vanity unit with basin and wc. The en-suite also benefits from an extractor fan, spotlights, velux window to the rear aspect and a heated towel rail.

### Outside

To the front of the property is a small slate chip frontage with wall boundaries and paved path leading to the front door.

The side of the property provides access into the rear garden.

To the rear is a spacious landscaped garden with paved patio areas, lawned garden and planted sleepers.



## Floor Plan



## Viewing

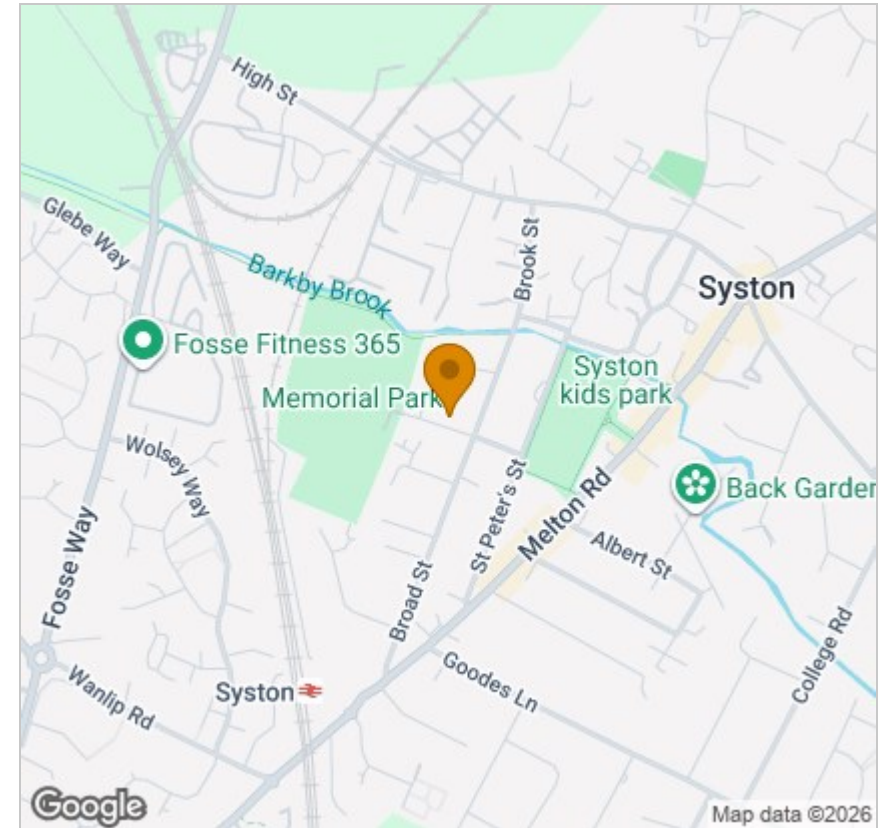
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	