



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

A

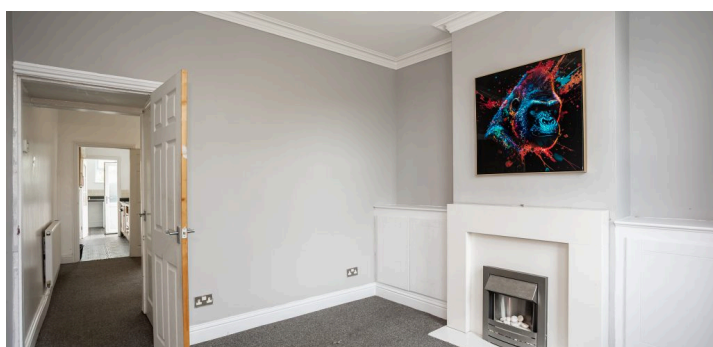
KEY FEATURES

- Well presented two bedroom terraced home
- Inviting front living room with stone effect feature fireplace, white gloss surround and built in storage
- Spacious dining room with second feature fireplace, rear garden views and access to the first floor
- Modern kitchen with wood cabinets, black countertops, induction hob and adjoining utility room
- Private rear garden laid entirely to patio, enjoying beautiful open field views
- Available with **NO UPWARD CHAIN** for a smooth and stress free purchase

PROPERTY OVERVIEW

Creightons Estate Agents are pleased to present this well-maintained two-bedroom terraced home on West Street in the heart of Syston, ideally placed for local amenities and transport links. The property offers two good-sized reception rooms, a modern kitchen with wood-effect units and black countertops, a separate utility room. Upstairs are two double bedrooms and a family bathroom. The rear garden is laid entirely to patio and enjoys open field views, creating a low-maintenance outdoor space. Offered with **NO UPWARD CHAIN**, this is an excellent opportunity for first-time buyers, professionals or investors, with early viewing recommended.

ADDITIONAL PHOTOGRAPHY



FLOORPLAN

Ground Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



First Floor

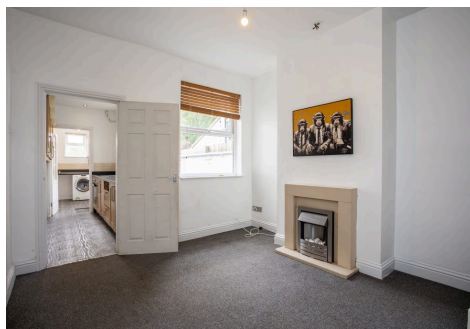
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

44 West Street, Syston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	84
England, Scotland & Wales	EU Directive 2002/91/EC	



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk