



13 St. Peters Street
Syston, LE7 1HL
£195,000

WALKING DISTANCE OF THE CENTRE & STATION!!!!

Aston and Co are delighted to offer to the market this well presented mid terraced home set in the popular town of Syston. The accommodation briefly consists of, lounge, dining room and a kitchen to the ground floor, with two double bedrooms and a four-piece bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Spacious Terraced Home
- Walking Distance Of The Station & Centre
- Two Reception Rooms
- Two Double Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Rear Garden
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band B



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 double glazed composite door leading in to.

Lounge

14'0" x 12'3" (4.27 x 3.74)

With bay window to the front coved ceiling, ceiling rose and chandelier, picture rail, gas fire with feature surround.

Dining Room/Reception Two

12'0" x 12'0" (3.66 x 3.68)

With window to the rear, laminate wood flooring, coved ceiling, understairs storage, picture rail and feature fire place.

Kitchen

14'6" x 6'10" (4.42 x 2.09)

Fitted with a range of floor and wall mounted units with tiled splash backs and roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, ceramic sink, tiled flooring, pantry, integrated fridge freezer and plumbing for a washing machine.

The First Floor Landing

With loft hatch, airing cupboard and provides access to the following.

Bedroom One

12'0" x 13'6" (3.66 x 4.14)

With window to the front, laminate wood flooring, built in cupboard, coved ceiling, picture rail and cast iron fire place.

Bedroom Two

10'3" x 12'0" (3.13 x 3.66)

With window to the rear, built in cupboard and cast iron fire place.

Bathroom

10'11" x 6'6" (3.34 x 2.00)

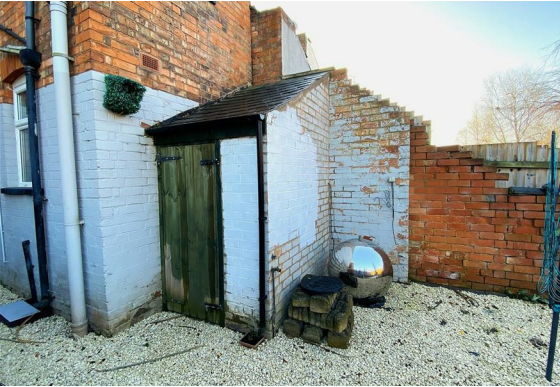
Fitted with a four piece suite comprising, low level wc, pedestal basin, walk in shower and a bath.

Outside

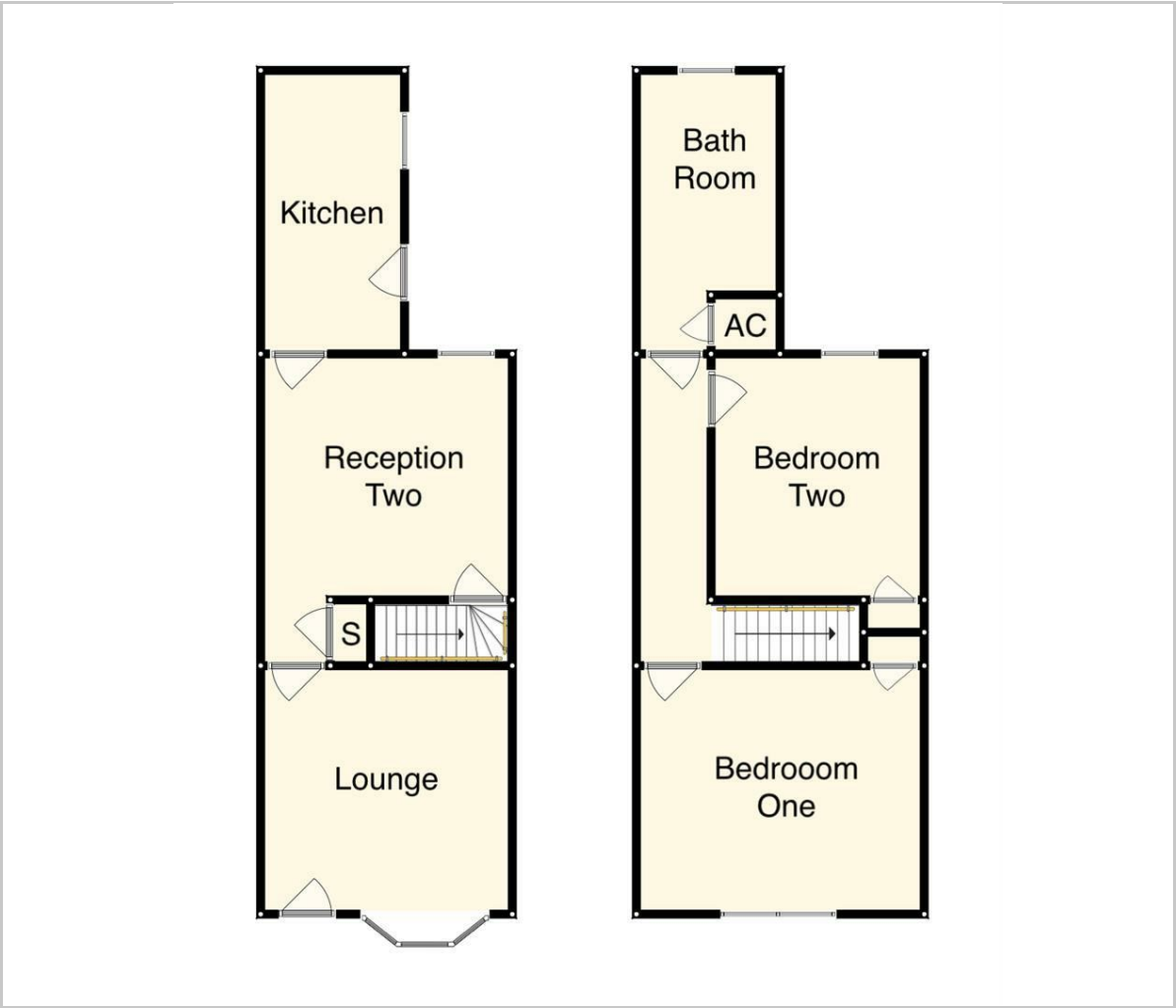
The property is set back from the road behind a walled boundary with gated access to the side and rear. To the rear is a good size garden with gravelled and lawned areas, raised deck, brick store and walled boundaries.

Services

The property benefits from mains, gas, water, electric and drainage.



Floor Plan



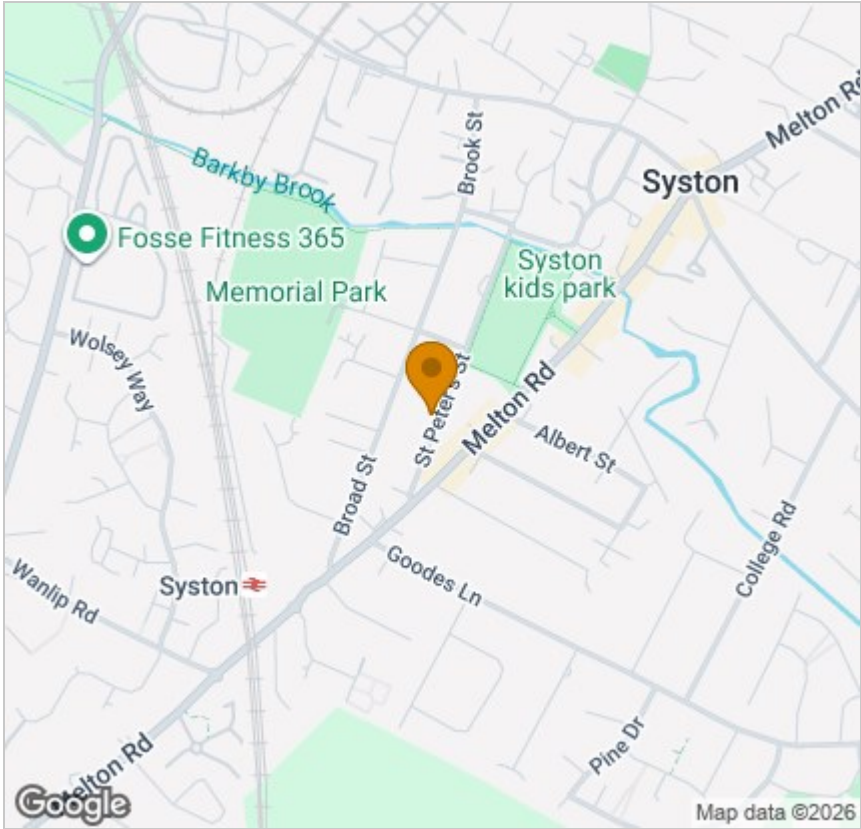
Viewing

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 firms 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

