



174 Wolsey Way
Syston, Leicester, LE7 1NZ
£240,000

LOOKING FOR A TURN KEY MOVE? IMMACULATELY PRESENTED, RECENTLY RENOVATED BUGALOW SET WITHIN WALKING DISTANCE OF THE CENTRE & STATION!

Aston & Co are delighted to offer to the market this must view, deceptively spacious two bedroom bungalow set in the ever popular town of Syston. The accommodation briefly consists of, entrance hall, lounge-diner, kitchen, two bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating and a good size, tranquil rear garden. Viewing is strictly by appointment only.

- Immaculately Presented, Deceptively Spacious Bungalow
- Recent Top to Toe Renovation
- Walking Distance Of Centre & Station
- Lounge-Diner & Galley Kitchen
- Two Bedrooms
- Private Rear Gaden
- Must View Property
- EPC Rating C, 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 St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

The Property

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

Entrance Hall

With roof lantern, laminate wood flooring, recessed spotlighting, utility cupboard with plumbing for a washing machine, two further storage cupboards and provides access to the following.

Kitchen

11'11" x 7'3" (3.64 x 2.21)

Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a Neff oven, hob and extractor, Bosch dishwasher, sink and drainer unit, roof lantern, recessed spotlighting and door leading onto the rear garden.

Lounge-Diner

17'10" x 10'11" (5.44 x 3.34)

With window to the front aspect, electric fire with slate hearth and oak mantle, laminate wood flooring and French doors leading onto the rear garden.

Bedroom One

11'11" x 9'8" (3.64 x 2.96)

With window to the rear.

Bedroom Two

11'11" x 7'3" (3.64 x 2.21)

With window to the rear and fitted wardrobes.

Shower Room

6'11" x 5'6" (2.12 x 1.69)

Fitted with a three piece suite comprising low level wc, vanity unit with basin and walk in shower.

Outside

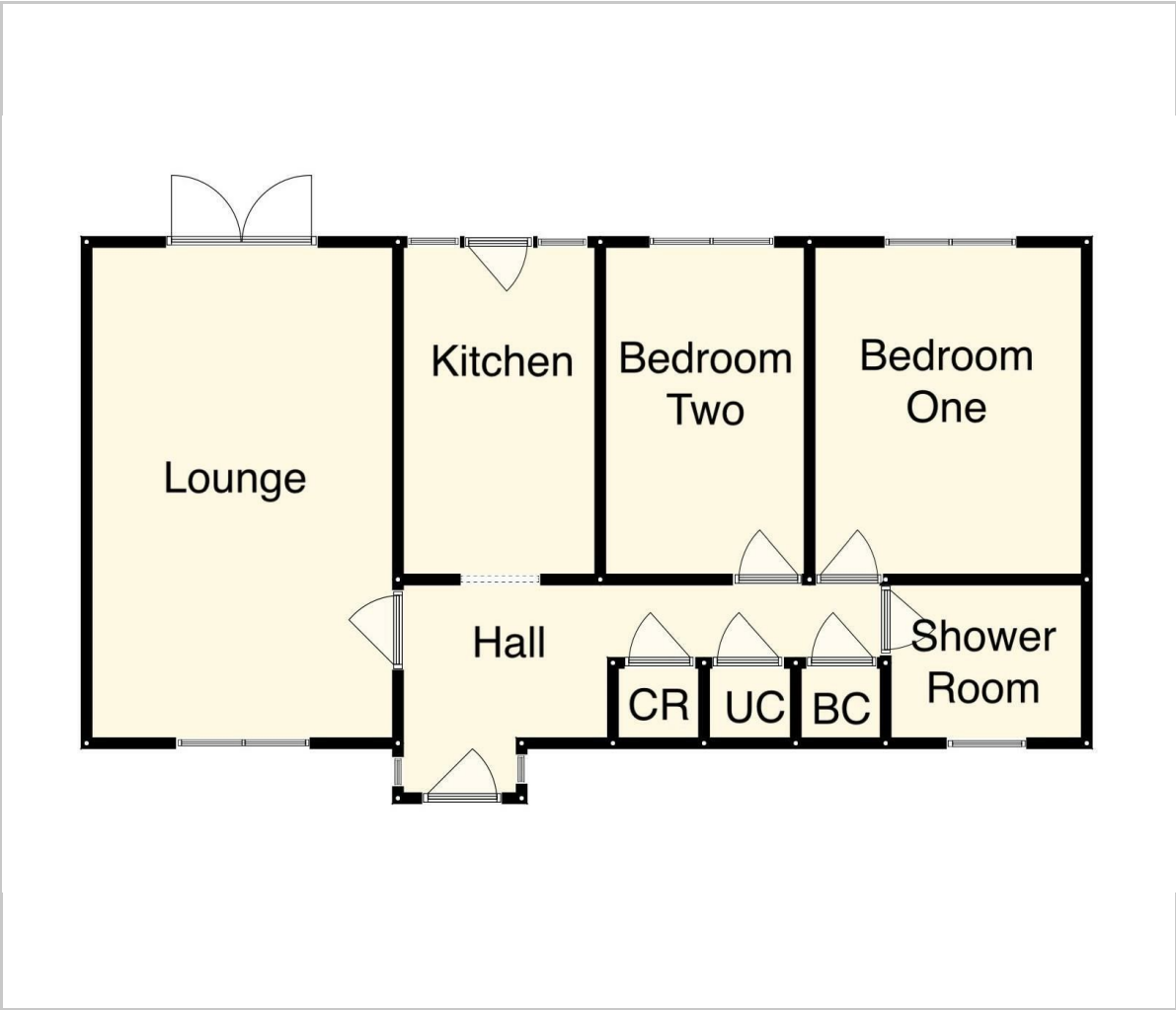
The front of the property is a paved with an oak planter and has gated access to the side and rear. To the rear is private, well stocked, landscaped garden, with gazebo, shed and pond. The pond can be removed if the new buyer would prefer.

Services

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



Floor Plan



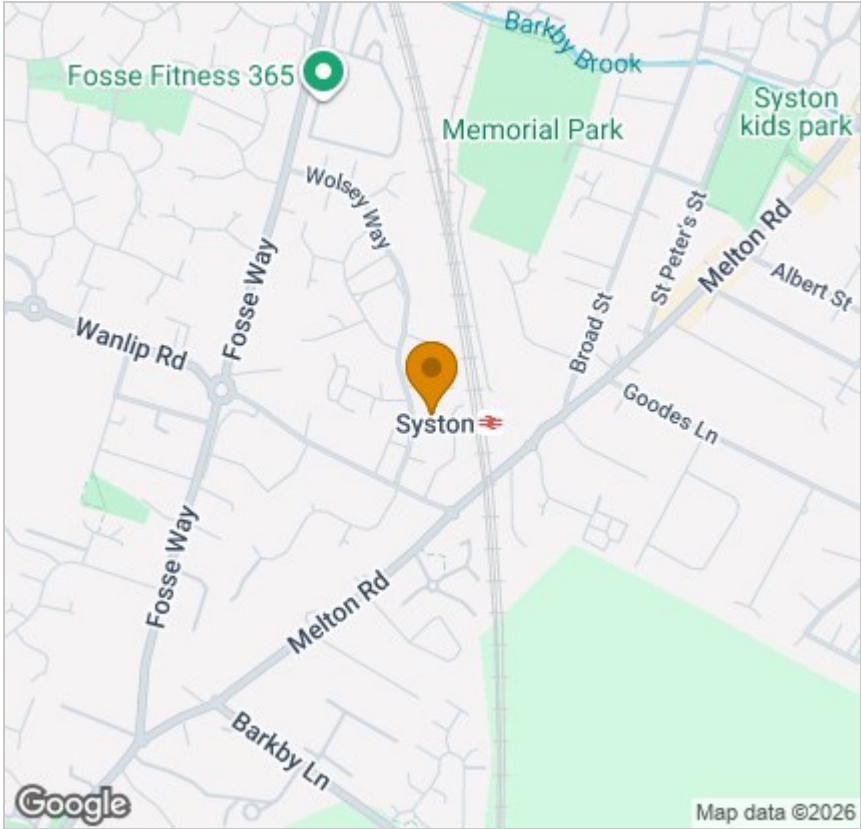
Viewing

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

