



2 Gorse Lane  
, Syston, LE7 1YL

£1,050 Per Month

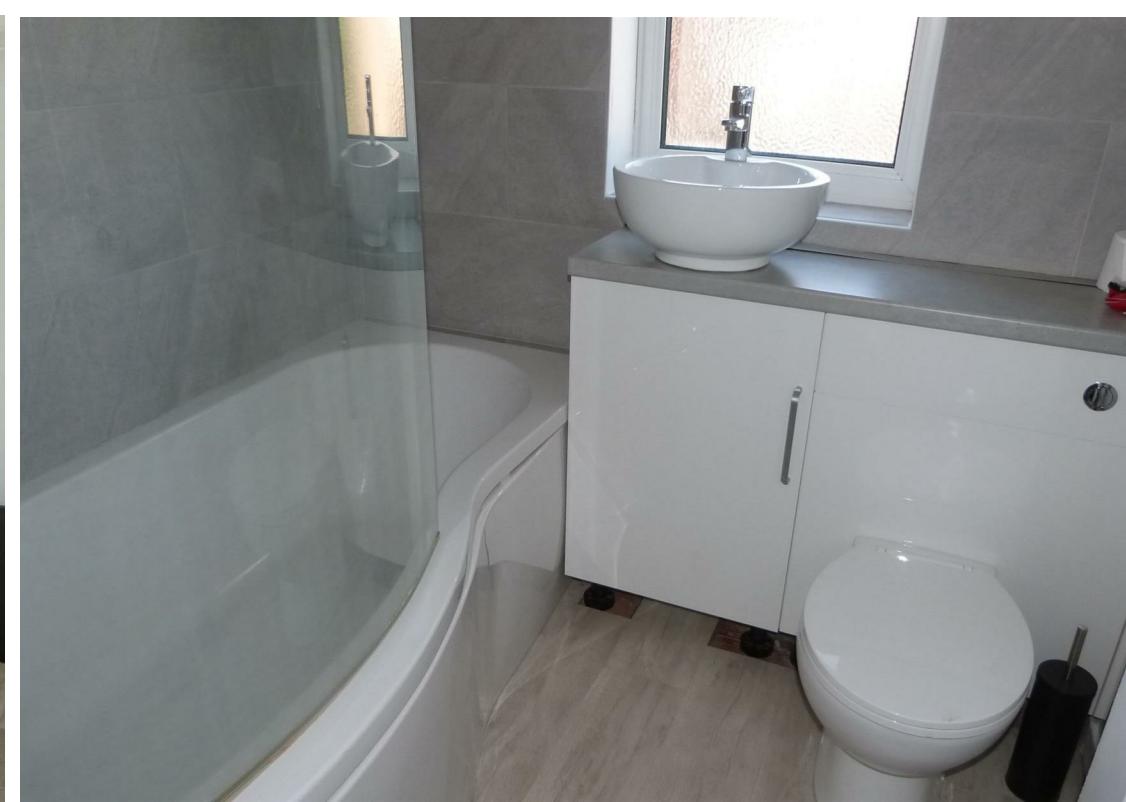
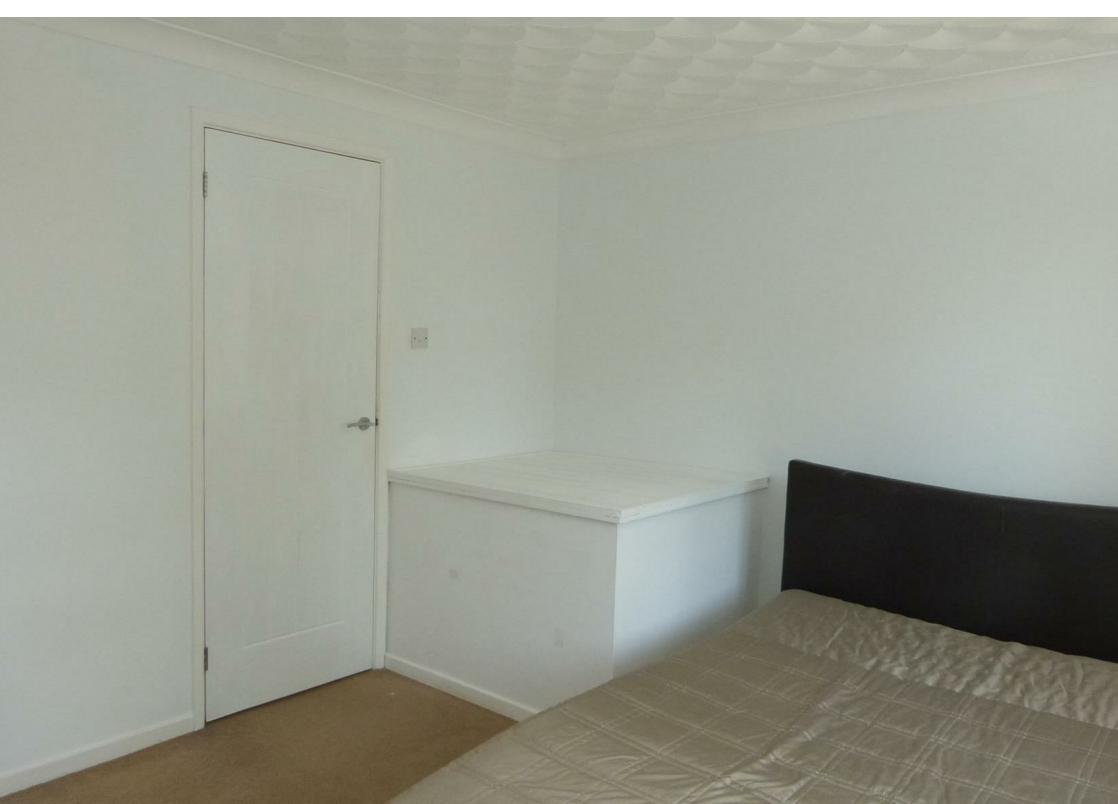


Set in the ever popular town of Syston. This well presented Town House has excellent access to all essential shops & amenities. It boasts first class transport links via road & rail, close to the A46 & Syston Train Station.

The property is in excellent order throughout. The accommodation briefly consists of, entrance hall, KITCHEN with wall & base units, LOUNGE with stairs to first floor & access to CONSERVATORY overlooking mature, private rear GARDEN.

The first floor offers 2 BEDROOMS & a BATHROOM with shower over bath. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, GARAGE and parking. Internal inspection is highly recommended.

- FABULOUS 2 BED END TOWN HOUSE
- CONSERVATORY OVERLOOKING REAR GARDEN
- Available March 2026!
- BRICK GARAGE + PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EXCELLENT AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND B / EPC BAND D
- Internet - Standard, & Super Fast & Ultra Fast - see ofcom checker for more details



## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

### Lounge

14 x 12 (4.27m x 3.66m)



### Kitchen

9' 4" x 6' 2" (2.74m 1.22m x 1.83m 0.61m)

### Conservatory

12' 3" x 7 (3.66m 0.91m x 2.13m)

### Bathroom

6' x 7' 6" (1.83m x 2.13m 1.83m)

### Rear Bedroom

12' x 10' 8" (3.66m x 3.05m 2.44m)

### Front Bedroom

9' 4" x 6' 2" (2.74m 1.22m x 1.83m 0.61m)

### Garage

16'6" x 8' (5.03m x 2.44m)

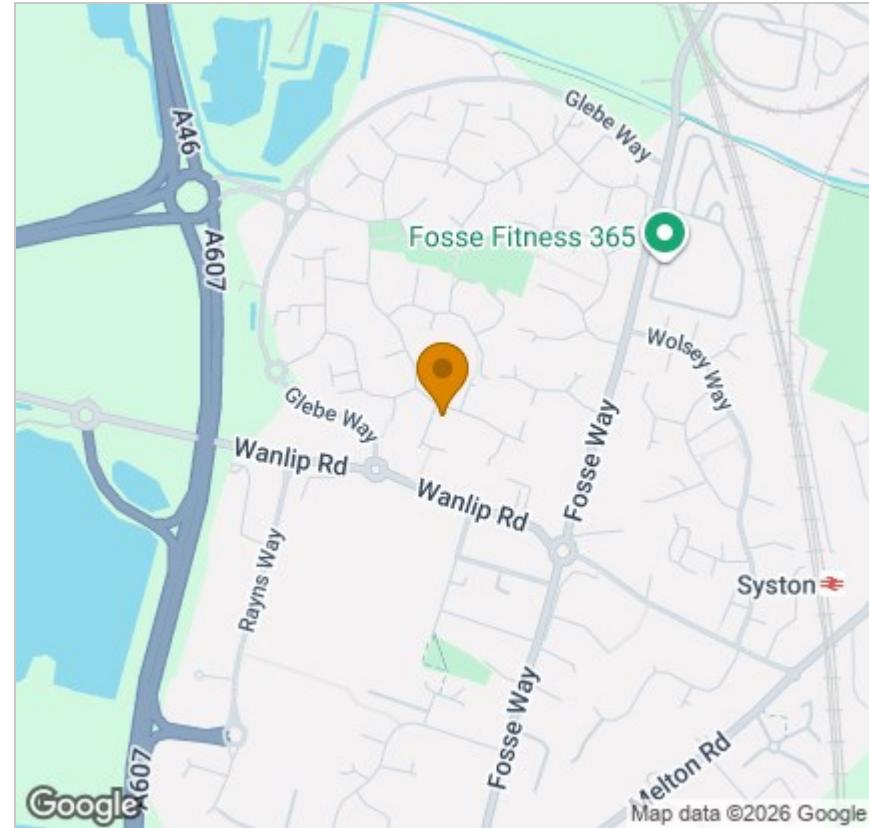
## Tenancy Information

- Price : £1050
- Holding Deposit: £242.00 (one weeks rent)
- Deposit : £1211.00 (including the holding deposit)
- Length of tenancy : 6 Months
- Council tax band : B

## Floor Plan



## Area Map



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 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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## Energy Efficiency Graph

