

2 Necton Street

Syston, Leicester, LE7 1HF

Offers Over £263,000

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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 wtith 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 asepct 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.





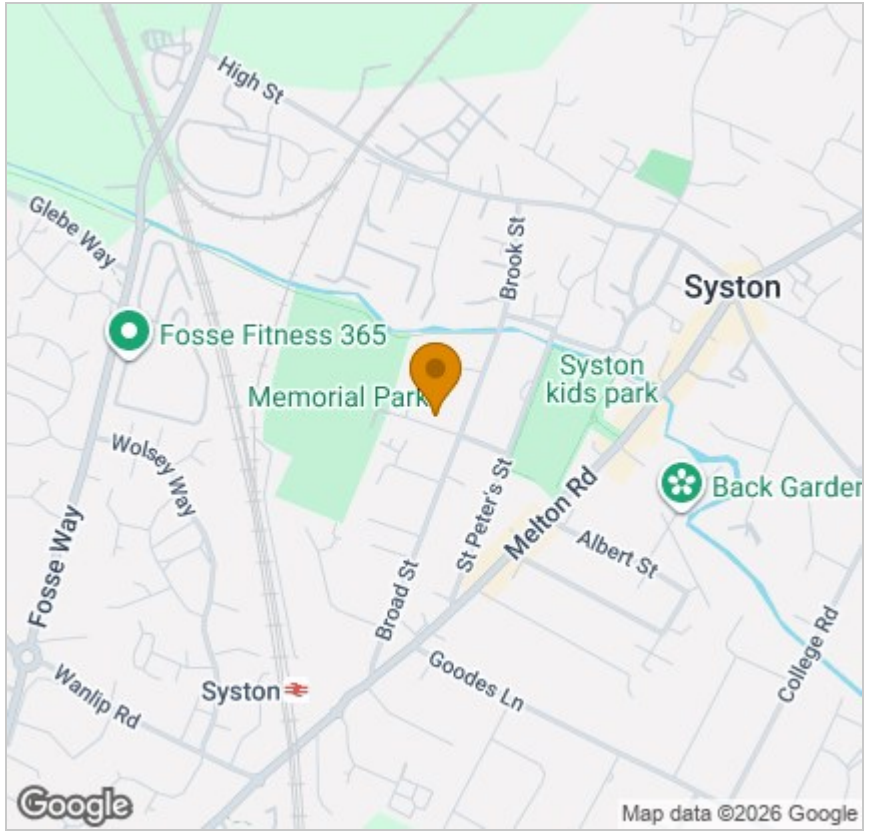




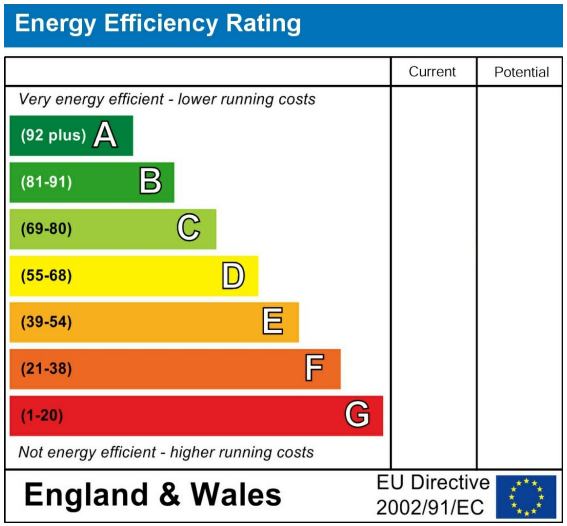
Floor Plan



Area Map



Energy Efficiency Graph



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.

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