

# Aston & Co

ESTATE & LETTING AGENTS



160 Coleman Road

, Leicester, LE5 4LJ

Offers In Excess Of £285,000



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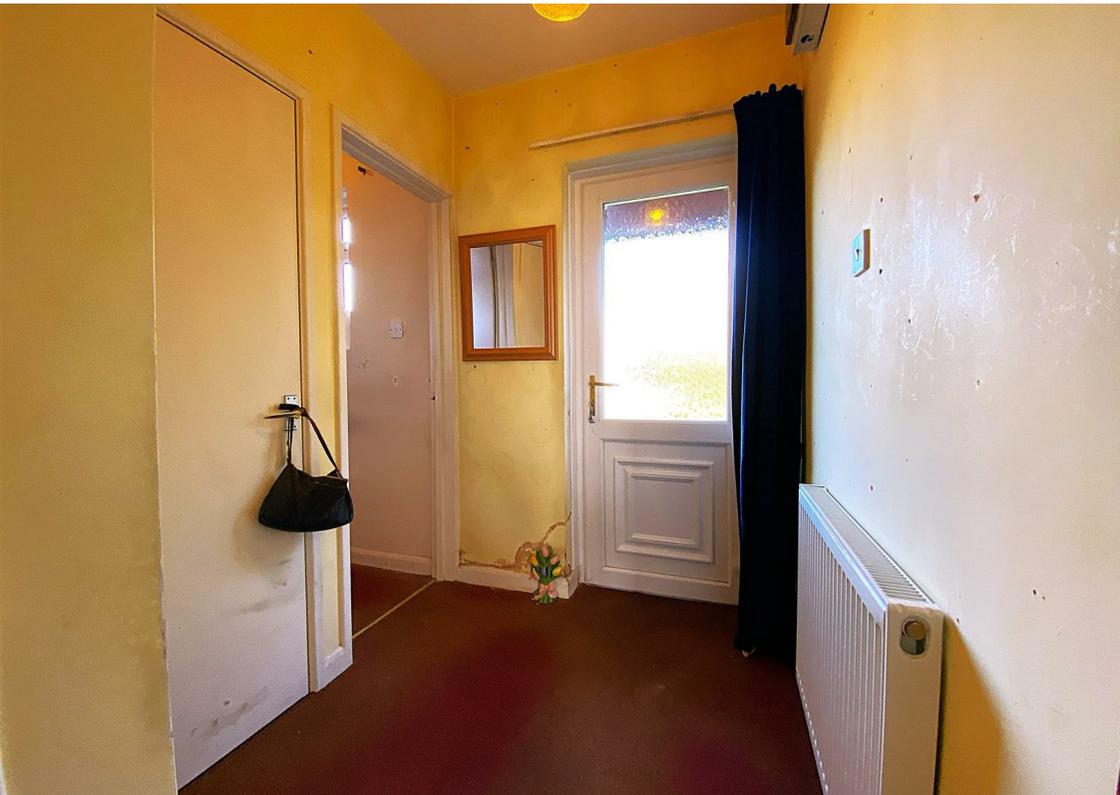
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SPACIOUS FAMILY HOME, SCOPE TO EXTEND, WALKING DISTANCE OF THE GENERAL HOSPITAL & UPPINGHAM ROAD, NO UPWARD CHAIN!

Aston & Co are delighted to offer to the market this spacious mid town house set in the popular suburb of the city. The accommodation briefly consists of, entrance hall, two reception rooms, kitchen diner, rear hall and a WC to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating and front and rear gardens. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Family Home with Scope to Extend
- Walking Distance Of Hospital & Uppingham Road
- Two Reception Rooms & Dining Kitchen
- Three Good Size Bedrooms
- Gas Central Heating & Upvc Double Glazing
- Front & Rear Garden
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band A



## The Property

The property is entered via upvc door leading into.

## Entrance Hall

With stairs to the first floor and provides access to the following.

## Lounge

11'1" x 14'0" (3.40 x 4.29 )

With window to the front, gas fire and feature surround.

## Dining Room

10'10" x 10'9" (3.32 x 3.30 )

With window to the front.

## Dining Kitchen

10'10" 8'9" (3.31 2.69 )

Fitted with a range of floor and wall mounted units with tiled splashbacks and roll top work surfaces. The kitchen also benefits from a free standing cooker, sink and drainer unit and plumbing for a washing machine.

## Rear Hall

8'10" x 5'2" (2.70 x 1.60 )

With understairs storage, doors leading to the rear garden, wc & store.

## WC

5'2" x 2'5" (1.58 x 0.75 )

With low level WC and window to the rear.

## The First Floor Landing

With loft hatch and provides access to the following.

## Bedroom One

15'7" x 14'0" (4.76 x 4.27 )

With window to the front and built in wardrobe.

## Bedroom Two

10'9" x 10'11" (3.29 x 3.33)

With window to the front and built in cupboard.

## Bedroom Three

10'11" x 8'9" (3.33 x 2.68 )

With window to the rear.

## Bathroom

10'9" x 5'6" (3.28 x 1.70 )

Fitted with a three piece suite comprising, low level wc, pedestal basin and a bath.

## Outside

To the front is an established garden with planted borders and lawn.

To the rear a good size garden with fenced and hedge boundaries, brick store and gated access.

## Services

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



## Floor Plan



## Viewing

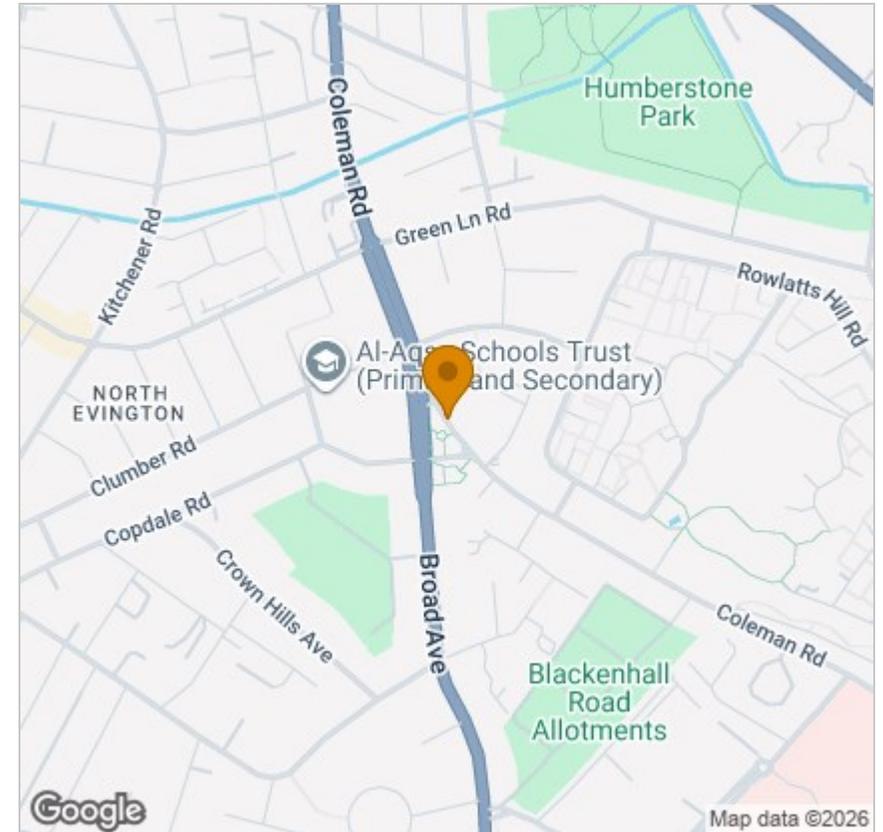
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

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