



28 Wanlip Road  
Syston, Leicester, LE7 1PA  
**£300,000**





**FULLY FITTED KITCHEN-DINER, SPACIOUS LOUNGE, THREE DOUBLE BEDROOMS!**  
Set just a short walk from the station and town centre, this well presented detached bungalow is equally suited to those wanting single storey living or families looking for more space. The accommodation briefly consists of, entrance hall, a fully fitted kitchen-diner with integrated appliances, lounge, conservatory, three double bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, front and rear gardens and off road parking. Internal viewing is a must and is strictly by appointment only.

- Well Presented, Spacious, Detached Bungalow
- Walking Distance Of The Station & Centre
- Fitted Kitchen-Diner With Integrated Appliances
- Spacious Lounge & Conservatory
- Three Double Bedrooms
- Drive With Off Road Parking
- Front & Rear Gardens
- EPCC Rating D, Freehold, Council Tax Band D





**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 upvc double glazed door leading into.

**Porch/Conservatory**

6'1" x 15'8" (1.86 x 4.80 )

With door leading into.

**Hall**

6'11" x 2'11" (2.12 x 0.90 )

Providing access to the following.

**Kitchen-Diner**

17'10" x 20'9" (5.46 x 6.35 )

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen-diner also benefits from a fitted oven, hob and extractor, integrated dishwasher and fridge freezer, sink and drainer unit, laminate wood flooring and recessed spotlighting.

**Lounge**

11'9" x 17'1" (3.60 x 5.22 )

With laminate wood flooring, coved ceiling, gas fire with feature surround and doors to the conservatory and rear garden.

**Conservatory**

9'8" x 20'8" (2.97 x 6.30 )

**Bedroom One**

11'8" x 11'3" (3.57 x 3.45 )

With window to the front and fitted wardrobes.

**Bedroom Two**

10'11" x 9'0" (3.34 x 2.75)

With window to the front.

**Bedroom Three**

8'0" x 10'10" (2.45 x 3.31 )

With window to the side.

**Shower Room**

5'8" x 5'8" (1.75 x 1.75 )

Fully tiled bathroom with heated towel rail and fitted with a three piece suite comprising low level wc, vanity unit with basin and walk in shower.

**Outside**

To the front is a mature well stocked garden and block paved drive which in turn leads to the property.

To the rear is split level garden with patio area, artificial lawn and fenced boundaries.

**Services**

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

Internet standard-super & ultrafast see ofcom checker for more details

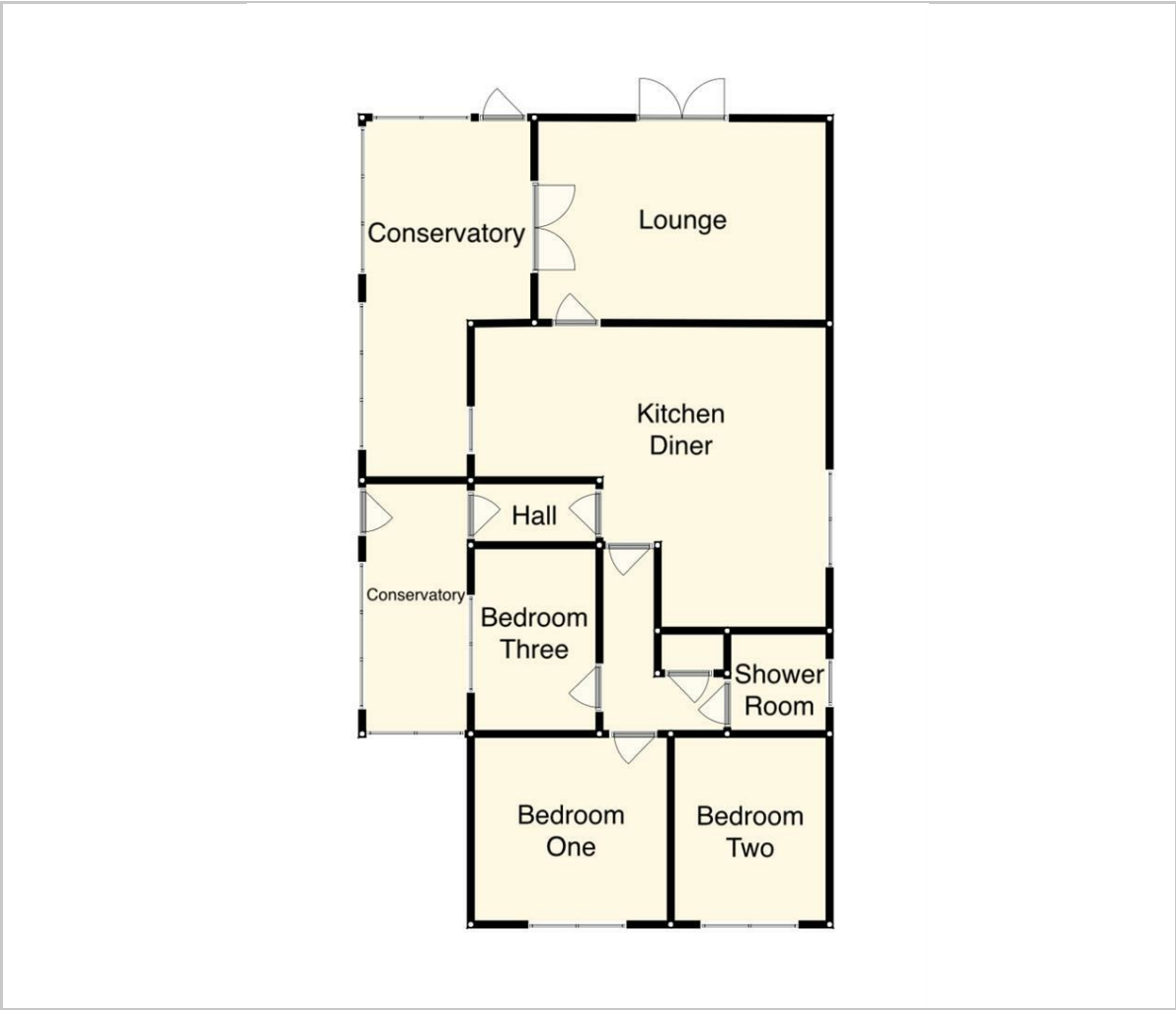
mobile see ofcom checker for more details.

**Note To Buyers**

We believe that 28a has right of way over the drive for Number 28. Please contact the agent for more details.



Floor Plan



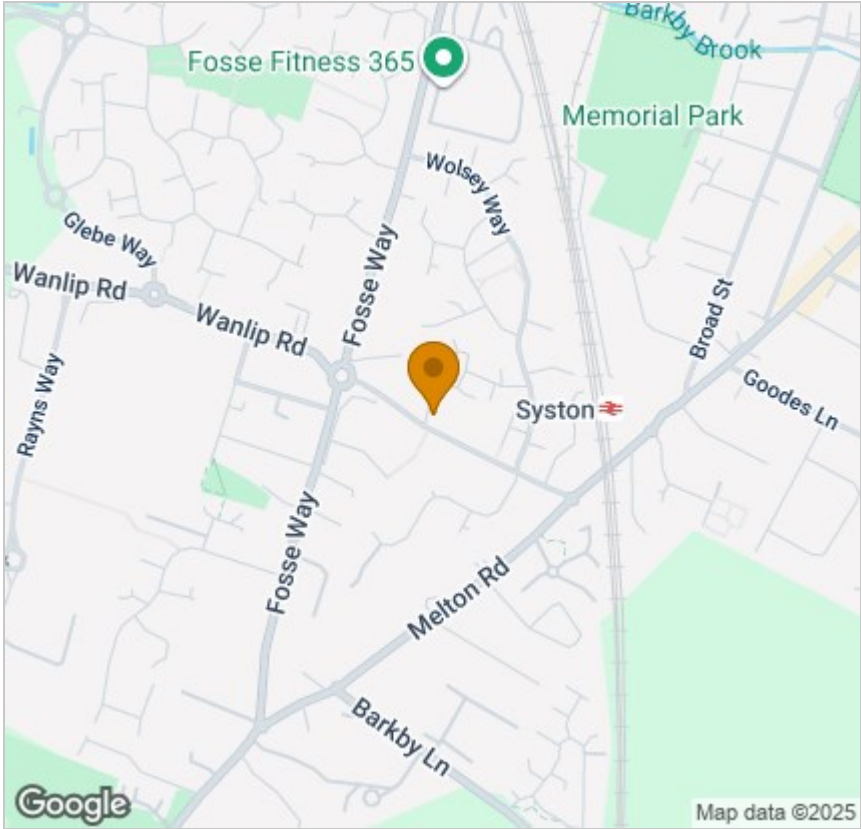
Viewing

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.

4 High Street Syston, Leicester, LE7 1GP  
Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

