



54 High Street  
Syston, Leicester, LE7 1GQ  
**£249,950**



Turnkey Property Being Sold With No Upward Chain! Aston & Co are delighted to offer to the market this immaculately presented, three bedroom, spacious semi detached house located in the ever popular Syston. Set within walking distance of Syston Town Centre and all it's amenities, this bay fronted property is a must view to appreciate the space and finish on offer. Inside, the property briefly comprises; entrance hall, bay fronted lounge with log burner and a spacious full width kitchen diner to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. The property also benefits from a spacious rear garden with outhouses, uPVC double glazing and gas central heating with HIVE.

- Immaculately Presented
- Three Bedroom Semi Detached Home
- No Upward Chain
- Character Property
- Lounge With Bay Window & Log Burner
- Modern Full Width Kitchen-Diner
- Set Within Walking Distance Of The Centre
- EPC Rating D / Council Tax Band A / 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, 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 composite door leading into.

**Hall**

With quarry tiles, picture rail, stairs leading to the first floor and provides access to the following.

**Lounge**

12'10 x 11'07 (into bay) (3.91m x 3.53m (into bay))

Cosy living space aided by the log burner with brick surround and uPVC double glazed bay window with fitted shutters.

**Kitchen-Diner**

11 x 15'08 (3.35m x 4.78m)

Fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks. This refitted, modern full width kitchen also benefits from a sink and drainer unit, plumbing for a dishwasher, pantry cupboard, houses the dining table and leads into the utility and out onto the rear garden.

**The First Floor Landing**

With loft access to a spacious, partially boarded loft and provides access to the following.

**Bedroom One**

11 x 11'03 (3.35m x 3.43m)

Double bedroom with fitted robes and uPVC double glazed window to the rear aspect.

**Bedroom Two**

9'09 x 11'02 (into bay) (2.97m x 3.40m (into bay))

Double bedroom with uPVC double glazed bay window to the front aspect.

**Bedroom Three**

10'11 x 8'01 (3.33m x 2.46m)

(maximum measurements) Another good size bedroom with fitted robes and uPVC double glazed window to the front aspect.

**Bathroom**

7'09 x 5'06 (2.36m x 1.68m)

Fitted with a modern, three piece suite comprising bath with shower over, vanity unit with basin and wc. The bathroom also benefits from a heated towel rail, extractor fan, spotlights and an obscure uPVC double glazed window to the rear aspect.

**Outhouses/Utility**

The property benefits from two outbuildings accessed via the property and garden with power and light with the second space having plumbing also and houses the washing machine and tumbledryer.

**Outside**

To the front of the property is a low maintenance stoned front with walled boundary and path leading to the front door.

To the side is an alley which in turn leads to the rear garden.

To the rear is a large, private rear garden with paved patio area, fenced boundaries and shed with the remainder being laid to lawn.



Floor Plan



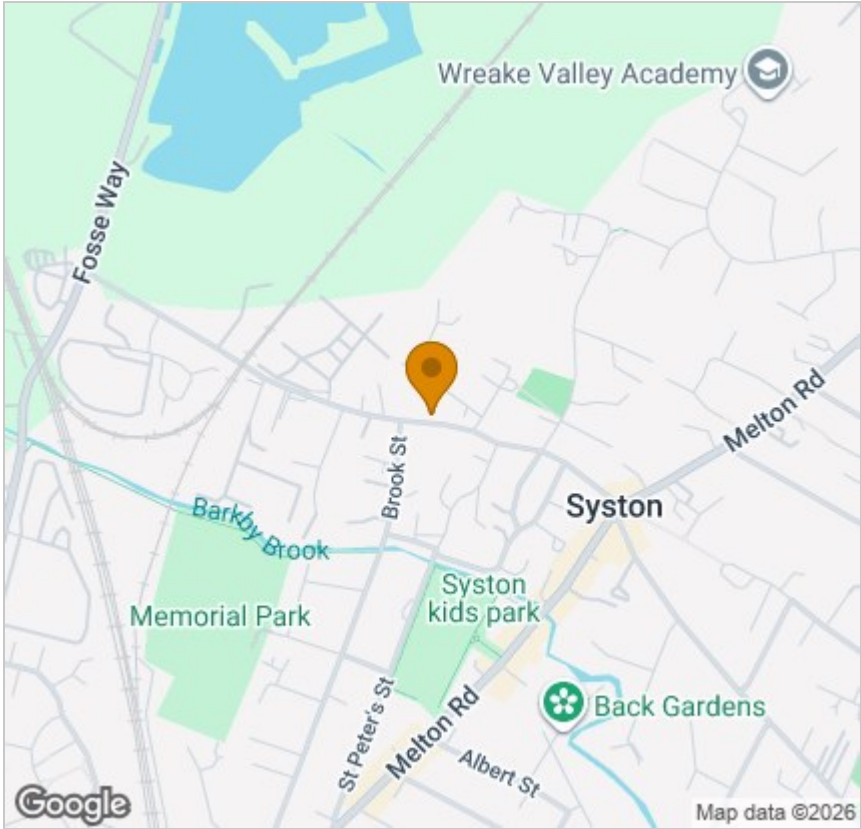
Viewing

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

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Area Map



Energy Efficiency Graph

