



10 Lime Close
, Syston, LE7 2AZ
£235,000

WALKING DISTANCE OF THE STATION, NO UPWARD CHAIN, TWO DOUBLE BEDROOMS!

Originally built as a three bedroom, this semi detached home has been converted to provide two spacious double bedrooms but could easily be converted back to its original three bedroom layout.

To the ground floor is an entrance hall, lounge-diner and a kitchen with two bedrooms and bathroom to the first floor. The property also benefits from front and rear gardens, gas central heating and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Semi Detached Home Set Within Walking Distance Of The Centre.
- Originally Built As A Three Bedroom, Converted To Provide Two Spacious Double Bedrooms
- Lounge-Diner
- Gas Central Heating
- Front & Rear Gardens
- Garage
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band B



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 St. Peters & St. Pauls Primary School, Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a composite door leading into.

Hall

6'10" x 4'5" (2.09 x 1.36)
With stairs to the first floor and provides access to the following.

Lounge-Diner

12'5" x 20'8" (3.80 x 6.32)
With bow window to the front, patio doors leading onto the rear and electric fire with feature surround.

Kitchen

8'2" x 9'6" (2.51 x 2.90)
Fitted with a range of floor and wall mounted units with roll top worksurface and tiled splashbacks. The kitchen also benefits from a free standing cooker, extractor, sink and drainer unit and understairs storage cupboard with plumbing for a washing machine.

The First Floor Landing

6'7" x 6'7" (2.03 x 2.03)
With window to the side, loft hatch and provides access to the following.

Bedroom One

10'11" x 18'1" (3.34 x 5.52)
(maximum measurements) With Juliet balcony and fitted wardrobes.

Bedroom Two

10'6" x 9'7" (3.22 x 2.94)
With window to the rear and boiler cupboard.

Bathroom

5'9" x 6'8" (1.76 x 2.05)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside

To the front is a lawned garden with paved path leading to the property and gated access to the rear.
To the rear is a low maintenance garden with fenced boundaries.
The property also benefits from a garage in a block.

Services

The property benefits from mains gas, water, electric and drainage.
Internet- standard-super & ultra-fast.



Floor Plan



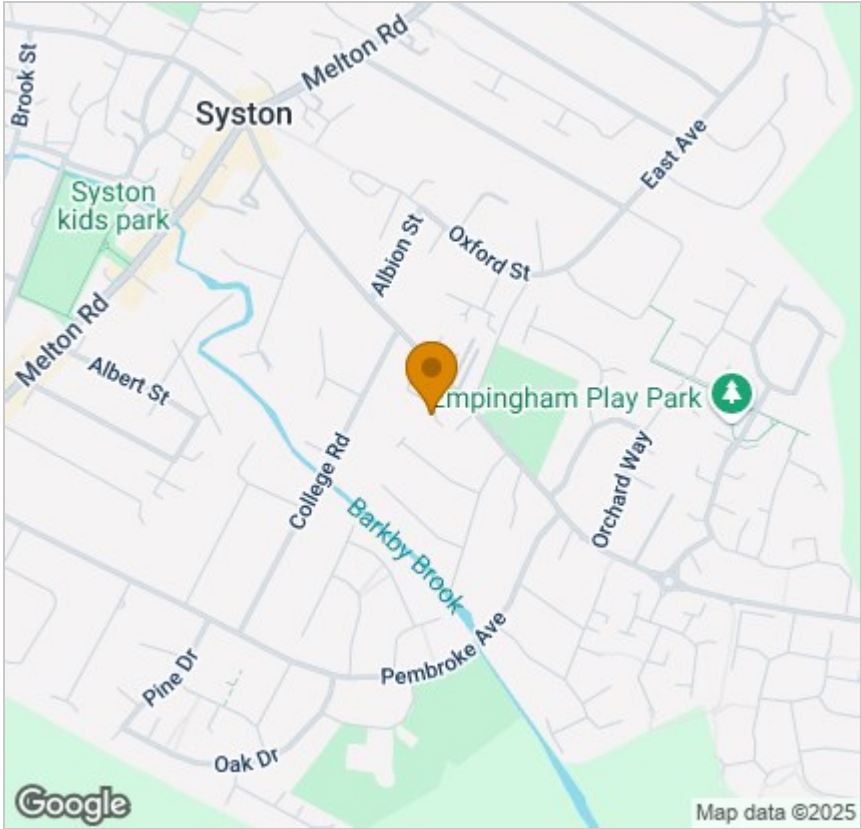
Viewing

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

