



18 Millers Close  
Syston, Leicester, LE7 2JD  
**£235,000**





**NEWLY RENOVATED! NO UPWARD CHAIN! WALKING DISTANCE OF STATION & CENTRE!**

Aston & Co are delighted to offer to the market this semi detached home set in the popular town of Syston. The accommodation briefly consists of, entrance porch, lounge and kitchen-diner to the ground floor with two generous bedrooms and a bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, carport and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Recently Renovated Semi Detached Home
- Walking Distance of The Centre & Station
- Generous Plot With Scope To Extend
- Two Good Size Bedrooms
- New Windows, New Heating System, Upgraded Consumer Unit
- New Kitchen & Bathroom, New Flooring Throughout
- Car Port & Off Road Parking
- 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 Merton Primary School and Wreake Valley Academy.

**The Property**

The property is entered via a double glazed upvc door leading into.

**Porch**

With tiled floor, meter cupboard and door leading into.

**Lounge**

13'10" x 14'0" (4.24 x 4.27 )

With dual aspect windows, wall mounted fire and stairs to the first floor.

**Kitchen-Diner**

8'6" x 13'11" (2.61 x 4.26 )

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen-diner also benefits from under floor heating, sink and drainer unit and french doors leading onto the rear garden.

**The First Floor Landing**

With window to the side, loft hatch and provides access to the following.

**Bedroom One**

10'11" x 13'11" (3.34 x 4.26 )

With window to the front.

**Bedroom Two**

7'8" x 11'8" (2.35 x 3.58)

With window to the rear.

**Bathroom**

5'11" x 6'6" (1.81 x 2.00 )

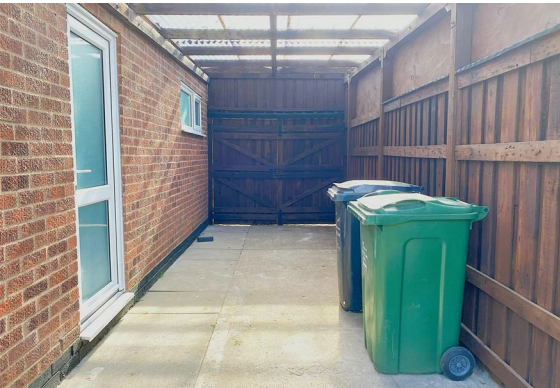
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

**Outside**

To the front is a lawned garden and paved drive way leading to the property and carport.  
To the rear is a larger than average lawned garden with fenced boundaries.

**Services**

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



Floor Plan



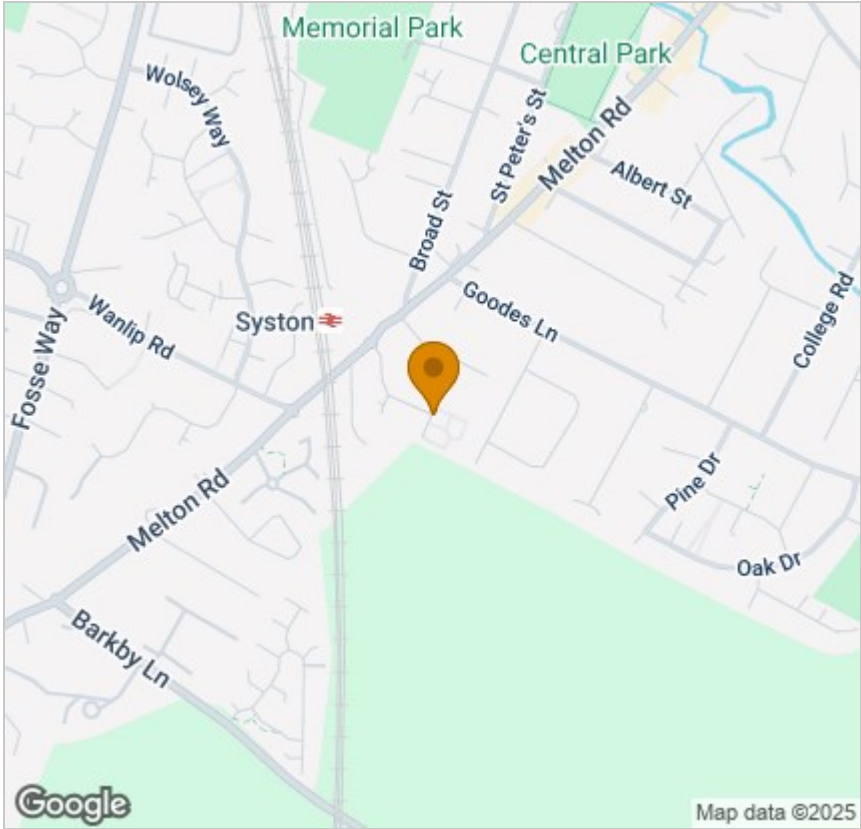
Viewing

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 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

