Aston&Co
ESTATE & LETTING AGENTS



33 Southfield Avenue

, Syston, LE7 2LL

Offers In The Region Of £250,000

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SPACIOUS, EXTENDED SEMI DETACHED HOME, GENEROUS PLOT, TWO DOUBLE BEDROOMS, PARKING FOR 3 VEHICLES!
Equally suited to first time buyers and downsizers alike, this well presented spacious home is must view for potential buyers. The accommodation briefly consists of, entrance porch, lounge, kitchen-diner and a dining room to the ground floor with two double bedrooms and a family bathroom to the first floor. The property also benefits from gas central heating, solar panel and battery system, a generous rear garden, 24ft workshop with additional store and off-road parking for 3 vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Home Set On A Generous Plot
- Walking Distance Of Merton School
- Solar Panels & Battery System
- Lounge, Spacious Dining Room & Kitchen-Diner
- Two Double Bedrooms
- Parking For 3 Vehicles
- 24ft Workshop With Store
- EPC Rating C, Freehold, Council Tax Band B
- Further Potential to Extend (STP)







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 composite door leading into.

Entrance Porch
With stairs to the first floor, meter cupboard and provides access to the following.

Lounge
10'9" x 13'9" (3.28 x 4.21)
With window to the front, coved ceiling, recessed spotlighting and electric fire with feature surround.

Kitchen-Diner
8'6" x 13'11" (2.60 x 4.25)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and tiled flooring.

Dining Room
12'0" x 7'9" (3.67 x 2.38)
With french doors leading on to the rear garden, dual windows to the side, velux roof window and tiled flooring.

The First Floor Landing
With window to the side, loft hatch and provides access to the following.

Bedroom One
10'0" x 10'0" (3.05 x 3.05)
With window to the front and built in wardrobe.

Bathroom
6'6" x 5'10" (2.00 x 1.80)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Bedroom Two
9'6" x 7'8" (2.9 x 2.36)
With window to the rear and built in wardrobe.

Outside
To the front is a block paved and gravelled drive providing off road parking for 3 vehicles.
To the side is gated access leading to the rear garden and workshop.
To the rear is a good size, low maintenance garden with gazebo and fenced boundaries.

Workshop
23'11" x 11'0" (7.29 x 3.36)
With power, light and tiled flooring.





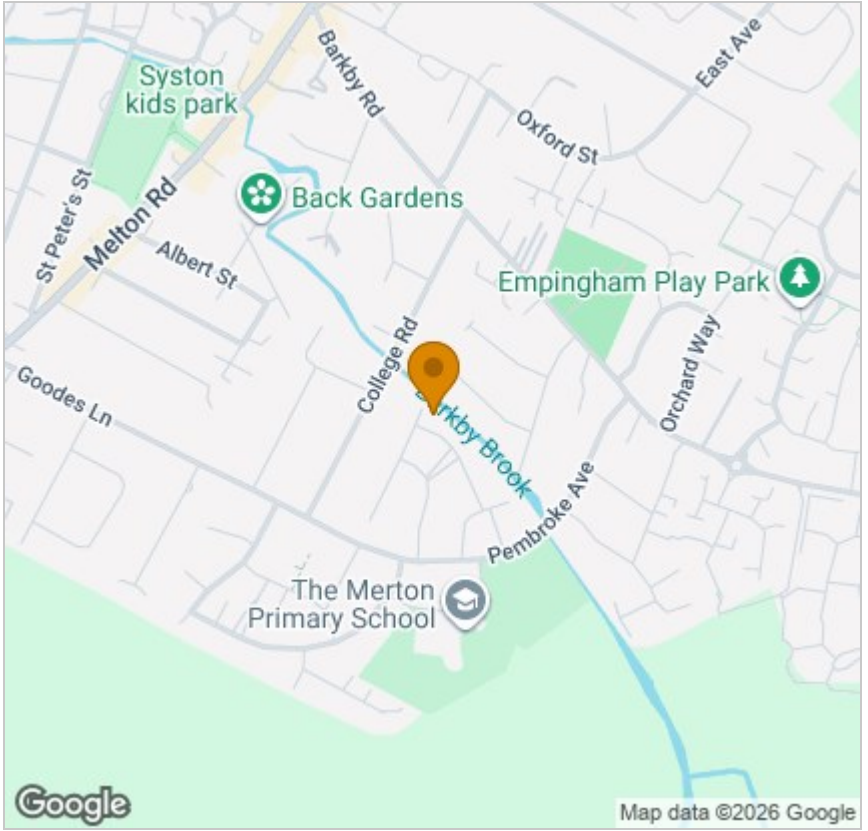




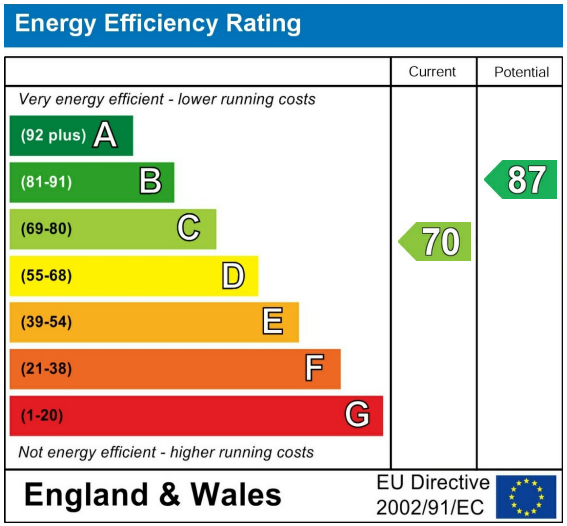
Floor Plan



Area Map



Energy Efficiency Graph



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.

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