

# Aston & Co

ESTATE & LETTING AGENTS



21 St. Pauls Drive

, Syston, LE7 2JX

Offers In The Region Of £250,000



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**EXTENDED BUNGALOW SET WITHIN WALKING DISTANCE OF THE CENTRE, NO CHAIN!**

Aston and co are delighted to offer to the market this extended semi-detached bungalow set within walking distance of centre and station. The accommodation briefly consists of, entrance hall, kitchen, dining area, lounge-diner, two bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Bungalow
- Two Spacious Bedrooms
- Lounge-Diner
- Spacious Rear Garden
- Off Road Parking
- uPVC DG & GCH
- EPC Rating TBC / Council Tax Band C / 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 double glazed door leading into.

## Entrance Porch

2'08 x 3 (0.81m x 0.91m)

With door leading into the hallway

## Hallway

With loft access and provides access to the following.

## Bedroom One

13'10 x 11 (4.22m x 3.35m)

(maximum measurements) Large double bedroom with uPVC double glazed window to the front aspect.

## Bedroom Two

7'02 x 9'05 (2.18m x 2.87m)

Another good size bedroom with uPVC double glazed window to the front aspect.

## Lounge-Diner

21'03 x 11 (6.48m x 3.35m)

(maximum measurements) Extended living space with sliding door leading out onto the rear garden and obscure uPVC double glazed window to the side aspect.

## Kitchen

18'02 x 9'05 (5.54m x 2.87m)

(maximum measurements) Fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks. The extended kitchen are also benefits from gas hob, oven and extractor fan, dishwasher, plumbing for a washing machine, sink and drainer unit, pantry cupboard, uPVC double glazed window to the rear aspect and French doors leading out onto the rear garden.

## Bathroom

5'10 x 6'09 (1.78m x 2.06m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan and radiator.

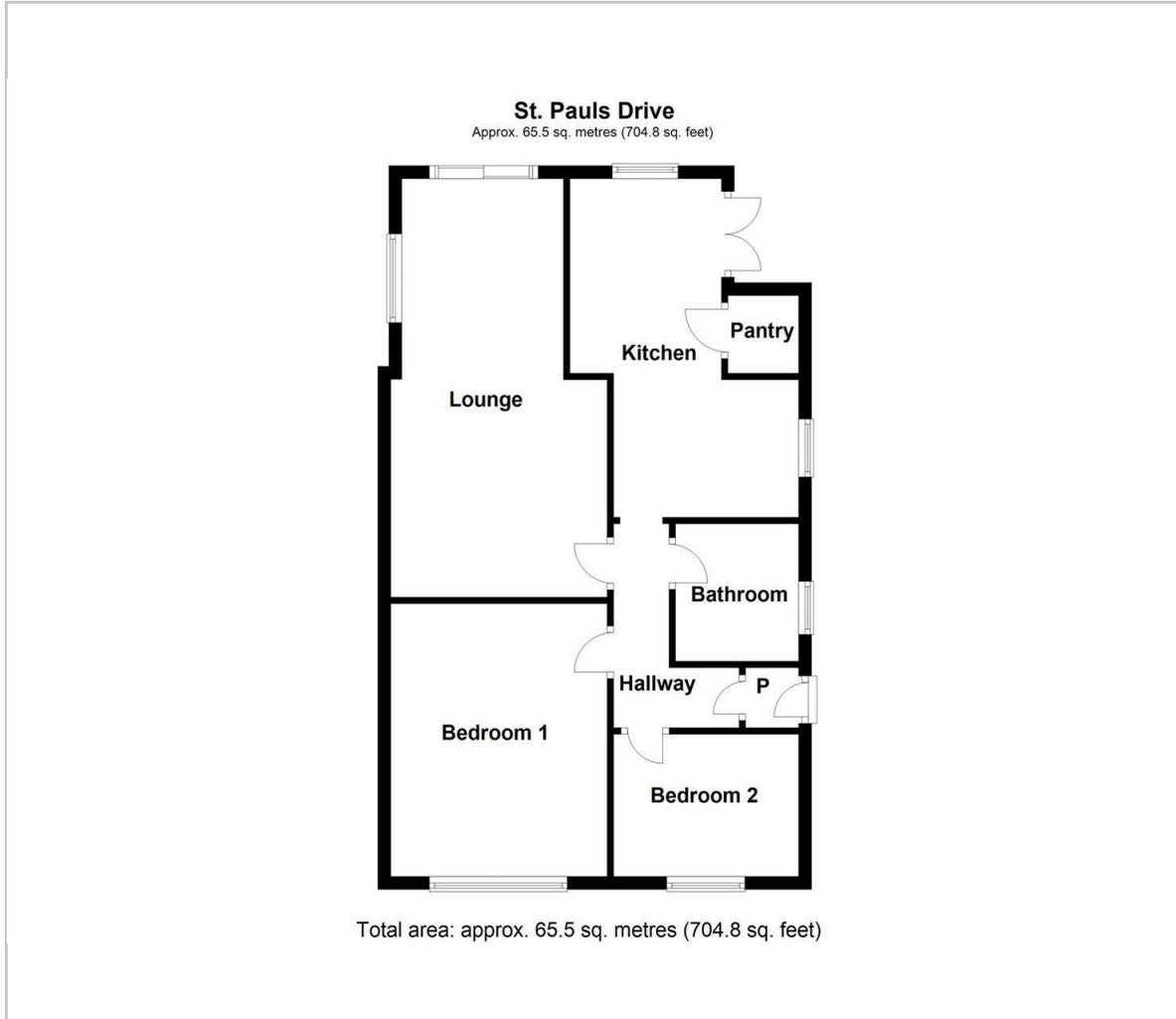
## Outside

To the front is a low maintenance stoned frontage with driveway.

To the rear is a mature garden with paved patio, planted borders and fenced boundaries with the remainder laid to lawn



## Floor Plan



## Viewing

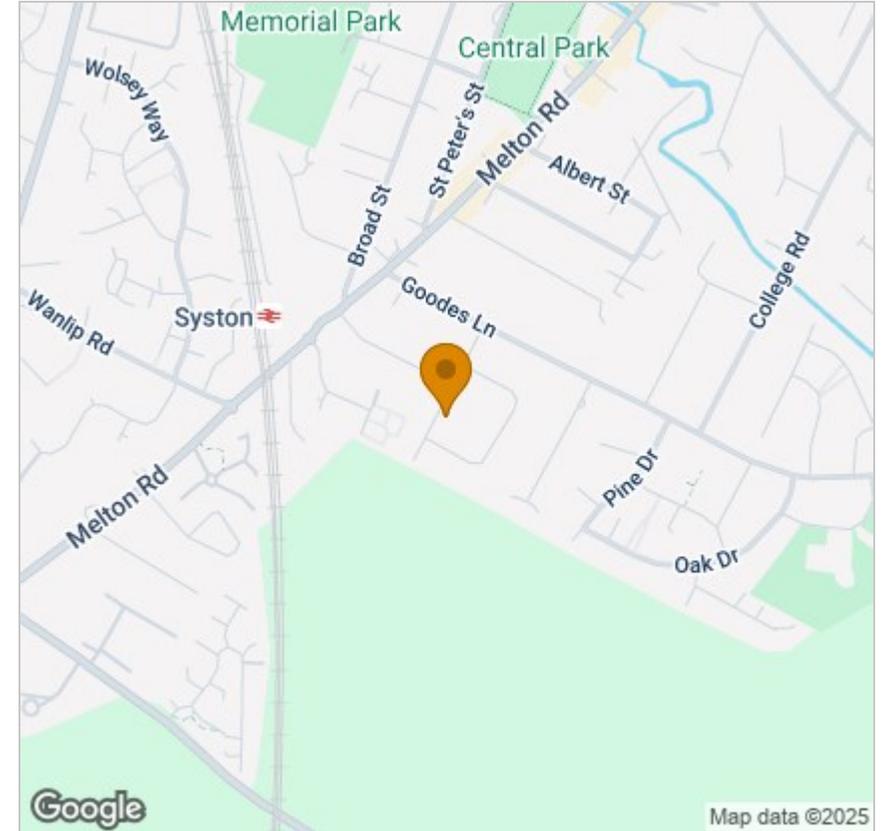
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

