Aston&Co
ESTATE & LETTING AGENTS

65 East Avenue

, Syston, LE7 2EJ

£350,000

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SPACIOUS FAMILY HOME, FIVE BEDROOMS, TWO BATHROOMS, CORNER PLOT!
Perfect for families in need of more space, this well-presented family home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, two reception rooms, spacious kitchen-diner with utility area and a WC to the ground floor. To the first floor are four good size bedrooms and a family bathroom along with a spacious master with en-suite bathroom and a study to the second floor. The property also benefits from upvc double glazing, gas central heating, off road parking and gardens to the front, rear and side. Internal viewing is strictly by appointment only.

- Spacious Family Home Set On A Generous Corner Plot
- Two Reception Rooms & Kitchen-Diner With Utility Area
- Five Good Size Bedrooms & Study
- Two Bathrooms
- Further Scope To Extend
- Gas Central Heating & Double Glazing
- Off Road Parking
- EPC Rating C, Freehold, Council Tax Band C
- Viewing Essential

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 Hall
14'5" x 5'7" (4.41 x 1.71)
With stairs to the first floor, understairs storage and provides access to the following.

Lounge
15'1" x 11'10" (4.61 x 3.63)
With window to the front, coved ceiling and gas fire.

Reception Room Two
11'8" x 10'0" (3.56 x 3.05)
With window to the front and coved ceiling.

Kitcchen-Diner & Utility Area
9'0" x 23'7" (2.76 x 7.19)
Fitted with a range of floor and wall mounted units with roll top work surfaces and splash backs, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, further appliance space, breakfast bar, recessed spotlighting and tiled flooring.

WC
4'5" x 5'6" (1.36 x 1.70)
Fitted with a two piece suite comprising, low level wc and wall mounted basin.

The First Floor Landing
With stairs to the second floor and provides access to the following.

Bedroom Two
11'5" x 12'9" (3.50 x 3.91)
With window to the front and built in cupboard.

Bedroom Three
9'10" x 10'5" (3.00 x 3.19)
With window to the rear, built in wardrobe and boiler cupboard.

Bedroom Four
9'0" x 11'6" (2.76 x 3.51)
With window to the front.

Bedroom Five
8'0" x 9'5" (2.46 x 2.88)
With window to the rear.

Family Bathroom
5'7" x 8'9" (1.72 x 2.68)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

The Second Floor

Study
9'7" x 9'10" (2.93 x 3.00)
With velux window and door to the master bedroom.

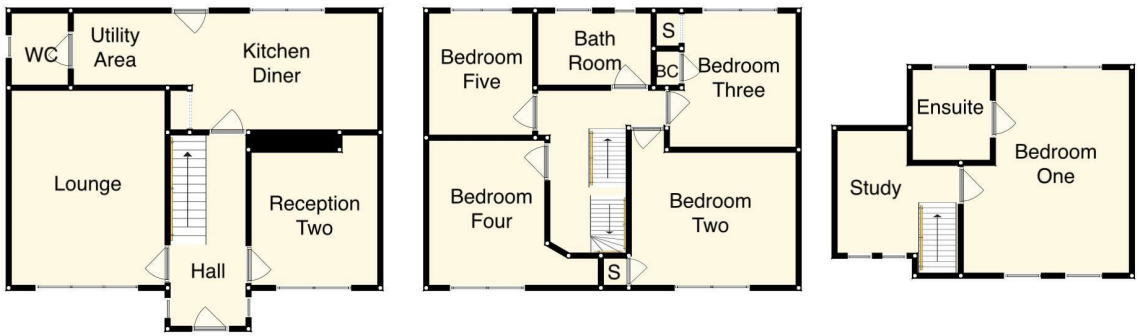
Bedroom One
12'11" x 15'9" (3.94 x 4.81)
With dual aspect windows and door to the en-suite.

Ensuite Bathroom
5'6" x 7'0" (1.69 x 2.14)
Fitted with a three piece suite comprising, low level wc, wall mounted basin and a bath.

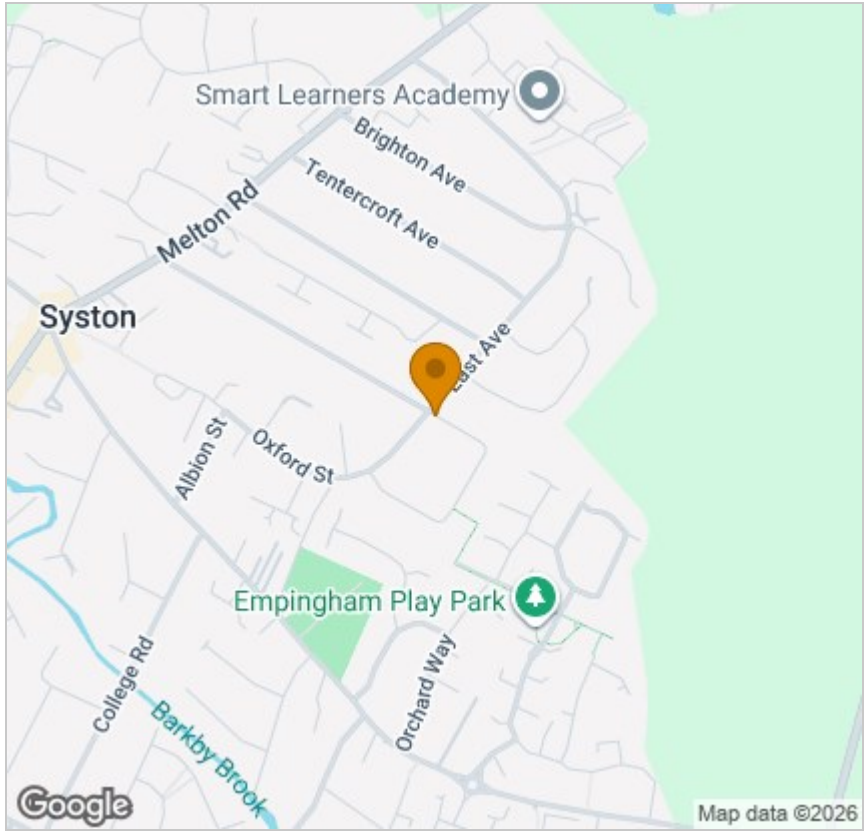
Outside
The property benefits from a large corner plot and has gardens to the front, side and rear. The front of the property is block paved and provides car off road parking. To the side and rear is mature garden with planted borders, patio area with veranda, garden store and fenced boundaries.

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

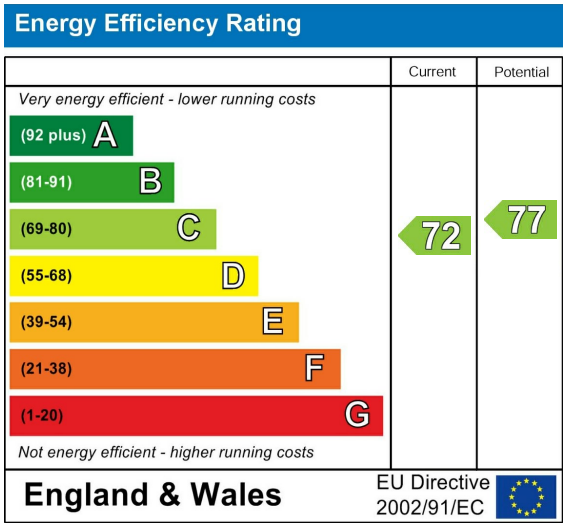
Floor Plan



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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