



11 Orchard Way
Syston, Leicester, LE7 2AL
£260,000



Aston & Co are delighted to offer to the market this deceptively spacious, family home set in the ever popular town of Syston. The accommodation briefly consists of, entrance hall, lounge, breakfast kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and a bathroom. The property also benefits from upvc double glazing gas central heating, rear garden, drive way and allocated parking. Internal viewing is highly recommended and strictly by appointment only. Internal viewing is highly recommended and strictly by appointment only.

- Deceptively Spacious End Town House
- Lounge, Breakfast Kitchen & Conservatory
- Three Bedrooms
- Generous Rear Garden
- Drive & Allocated Parking
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- EPC Rating C, 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 composite door leading into.

Entrance Hall

With vertical radiator downstairs storage and provides access to the following.

Lounge

14'6" x 10'5" (4.42 x 3.2)

With bay window to the front, coved ceiling, vertical radiator and laminate wood flooring.

Kitchen

14'9" x 10'5" (4.5 x 3.2)

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 dish washer and washing machine, space for a dryer and tiled flooring.

Conservatory

13'5" x 12'1" (4.1 x 3.7)

All year round conservatory with laminate wood flooring, recessed spotlighting, wall mounted fire, vertical radiators and french doors leading onto the rear garden.

The First Floor Landing

With window to the front, boiler cupboard and provides access to the following.

Bedroom One

10'9" x 8'6" (3.3 x 2.6)

With fitted wardrobe and loft hatch.

Bedroom Two

11'1" x 8'10" (3.4 x 2.7)

With window to the side and fitted wardrobes.

Bedroom Three

5'8" x 6'2" (1.74 x 1.9)

Bathroom

6'1" x 5'9" (1.86 x 1.76)

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

Outside

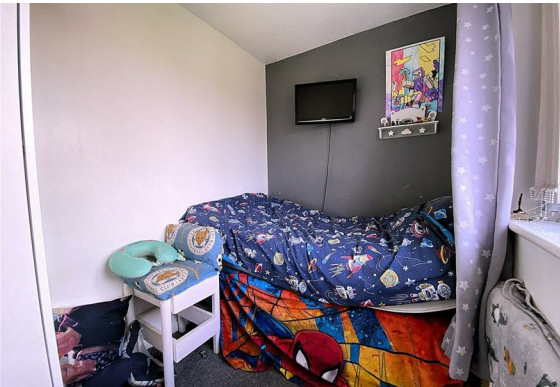
To the front of the property is a drive way.

To the rear is a generous garden with patio and lawned areas with fenced boundaries.

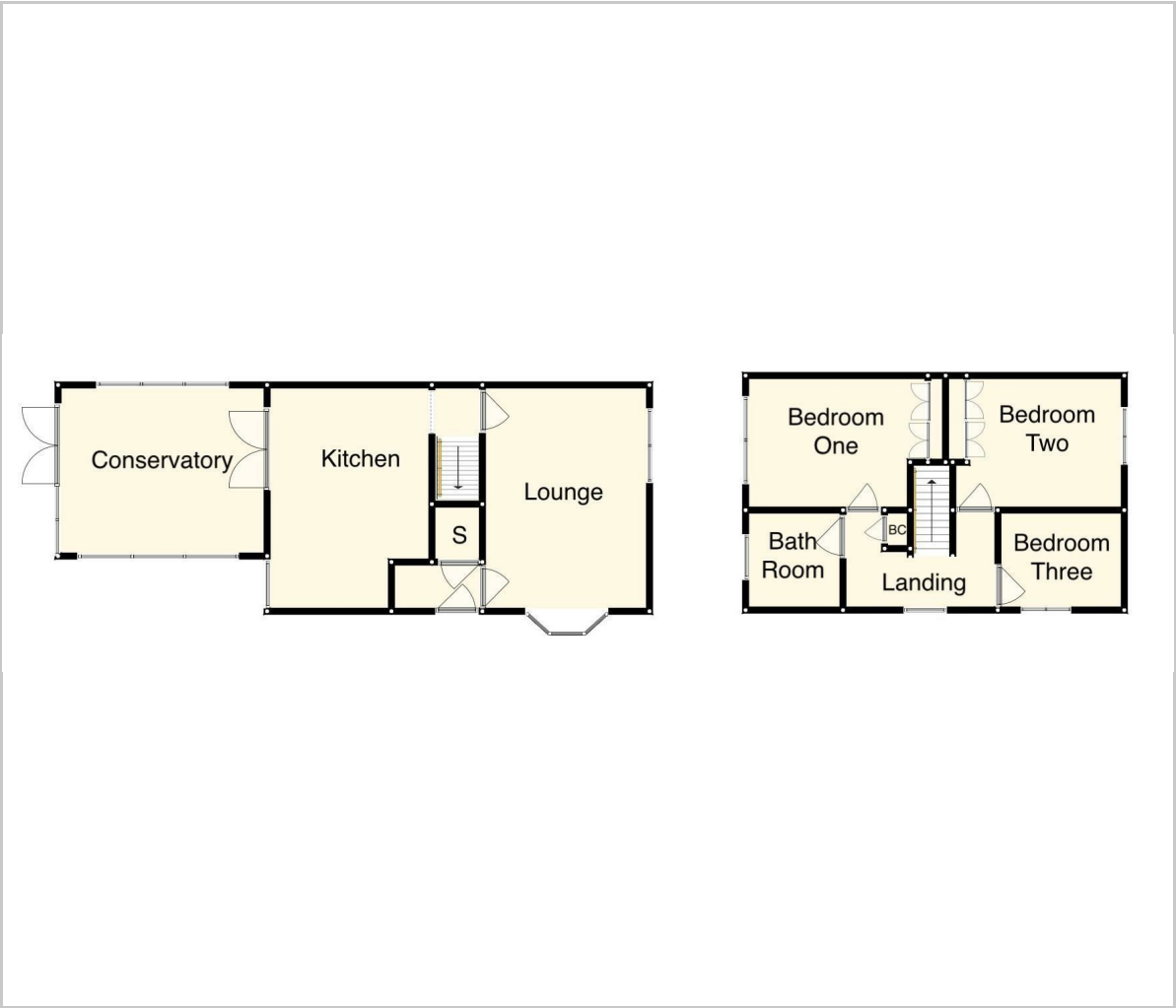
The property also benefits from an allocated parking space.

Services

The property also 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.

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Area Map



Energy Efficiency Graph

