



125 Central Avenue
Syston, LE7 2EG
£250,000

BEEING SOLD WITH NO UPWARD CHAIN!

Set on a generous corner plot with an amazing rear garden this spacious end town house has to be viewed to be fully appreciated. The accommodation briefly consists of, porch, entrance hall, lounge, kitchen-diner, pantry and a conservatory to the ground floor. To the first floor are three good size bedrooms, a shower room and a separate WC. The property also benefits from upvc double glazing, gas central heating, off road parking and a garage. Viewing is strictly by appointment only.

- Spacious End Town House
- Generous Corner Plot with Amazing Rear Garden
- Lounge, Kitchen-diner, Conservatory & Pantry
- Three Good Size Bedrooms
- Garage & Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band A



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 in to.

Porch

3'07 x 3'01 (1.09m x 0.94m)

With tiled flooring and upvc double glazed door leading in to.

Entrance Hall

12'01 x 6'00 (3.68m x 1.83m)

With window to the side, stairs to the first floor, under stairs storage and provides access to the following.

Lounge

13'04 x 11'10 (4.06m x 3.61m)

With half bay window to the front, coved ceiling and fire with feature surround.

Kitchen-Diner

14'06 x 10'08 (4.42m x 3.25m)

Fitted with a range of floor and wall mounted units with tiled splash backs and roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, plumbing for a washing machine and a sink and drainer unit.

Pantry/store

5'06 x 5'00 (1.68m x 1.52m)

With window to the rear, built in stoage, power and light.

Conservatory

22'11"32'9" x 29'6"36'1" (7'10 x 9'11)

With french doors leading on to the rear garden.

The First Floor Landing

8'01 x 8'00 (2.46m x 2.44m)

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

Bedroom One

36'1"19'8" x 39'4"0'0" (11'06 x 12'00)

With window to the front and fitted wardrobes.

Bedroom Two

11'06 x 10'08 (3.51m x 3.25m)

With window to the rear and fitted wardrobes.

Bedroom Three

8'08 x 8'02 (2.64m x 2.49m)

With window to the front and built in wardrobe.

Shower Room

5'06 x 5'00 (1.68m x 1.52m)

Fitted with a two piece suite comprising, vanity unit with mounted basin and walk in shower.

WC

5'06 x 2'07 (1.68m x 0.79m)

With low level WC.

Outside

To the front is a well stocked garden and drive way providing car standing, which in turn leads to the property and garage.

To the rear is a gardener's dream, an incredibly well stocked, mature garden with too many plants, shrubs and trees to list, a very rare find.

Garage

16'07 x 8'04 (5.05m x 2.54m)

With power, light and up and over door.

Services

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



Floor Plan



Viewing

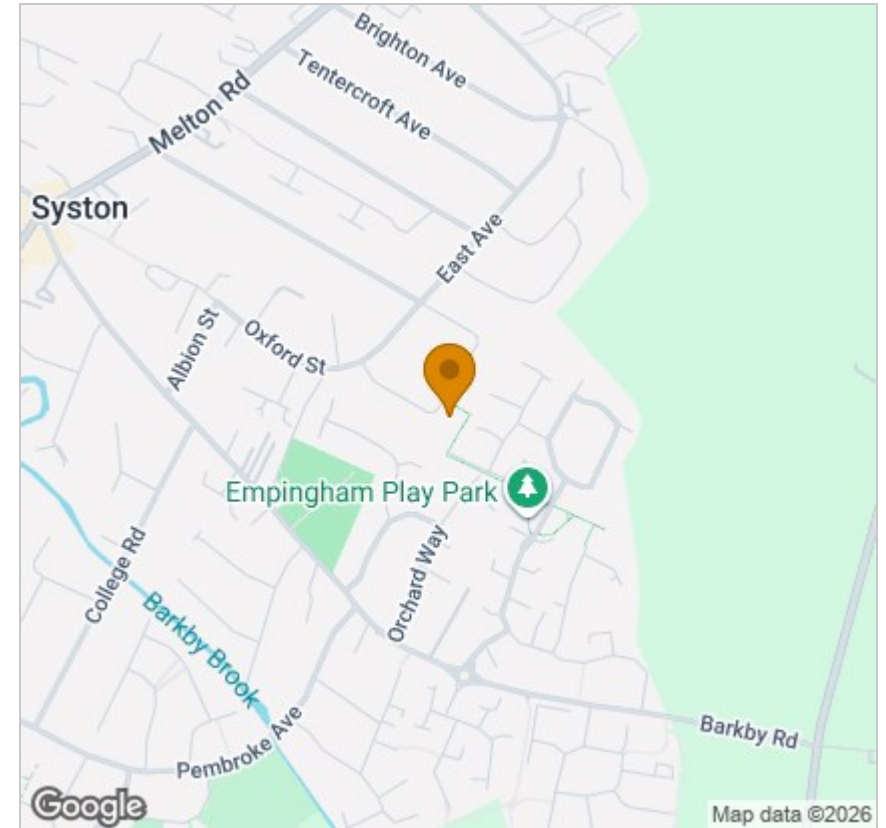
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	