



104 Wolsey Way  
Syston, Leicester, LE7 1NP  
**£225,000**





THREE BEDROOMS, LOUNGE-DINER, CONSERVATORY, GARAGE, WALKING DISTANCE OF THE STATION!

Aston and co are delighted to offer to the market this well presented mid-town house set within walking distance of the station and town centre. The accommodation briefly consists of, entrance porch, lounge diner, 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, front and rear gardens and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Mid Town House
- Walking Distance Of the Station & Centre
- Lounge-diner, Kitchen & Conservatory
- Three Bedrooms
- Front & Rear Gardens
- Garage
- Ideal First Time Buy
- EPC Rating TBC, 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 door leading into.

**Porch**

2'9" x 2'11" (0.85 x 0.90 )

With door leading into.

**Lounge-Diner**

16'3" x 12'9" (4.97 x 3.91 )

With window to the front, storage cupboard, coved ceiling, fire with feature surround and provides access to the following.

**Kitchen**

9'8" x 8'2" (2.97 x 2.51 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a free standing cooker, sink and drainer unit and plumbing for a washing machine.

**Rear Hall**

With stairs to the first floor and door leading to the conservatory.

**Conservatory**

9'5" x 11'7" (2.89 x 3.54 )

With breakfast bar and door leading onto the rear garden.

**The First Floor Landing**

With storage cupboard and provides access to the following.

**Bedroom One**

13'8" x 6'10" (4.18 x 2.10 )

With window to the rear.

**Bedroom Two**

6'11" x 10'10" (2.12 x 3.32 )

(maximum measurements) With window to the front.

**Bedroom Three**

7'6" x 6'10" (2.29 x 2.10 )

With window to the front.

**Bathroom**

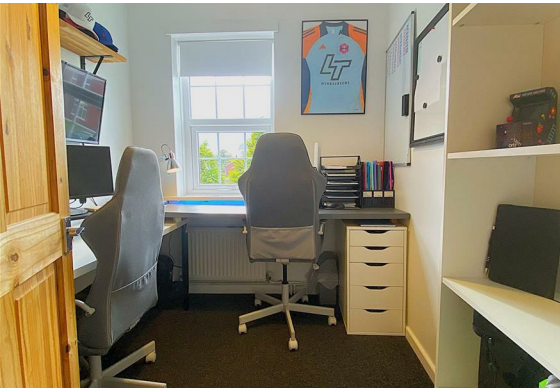
7'10" x 5'8" (2.40 x 1.74 )

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

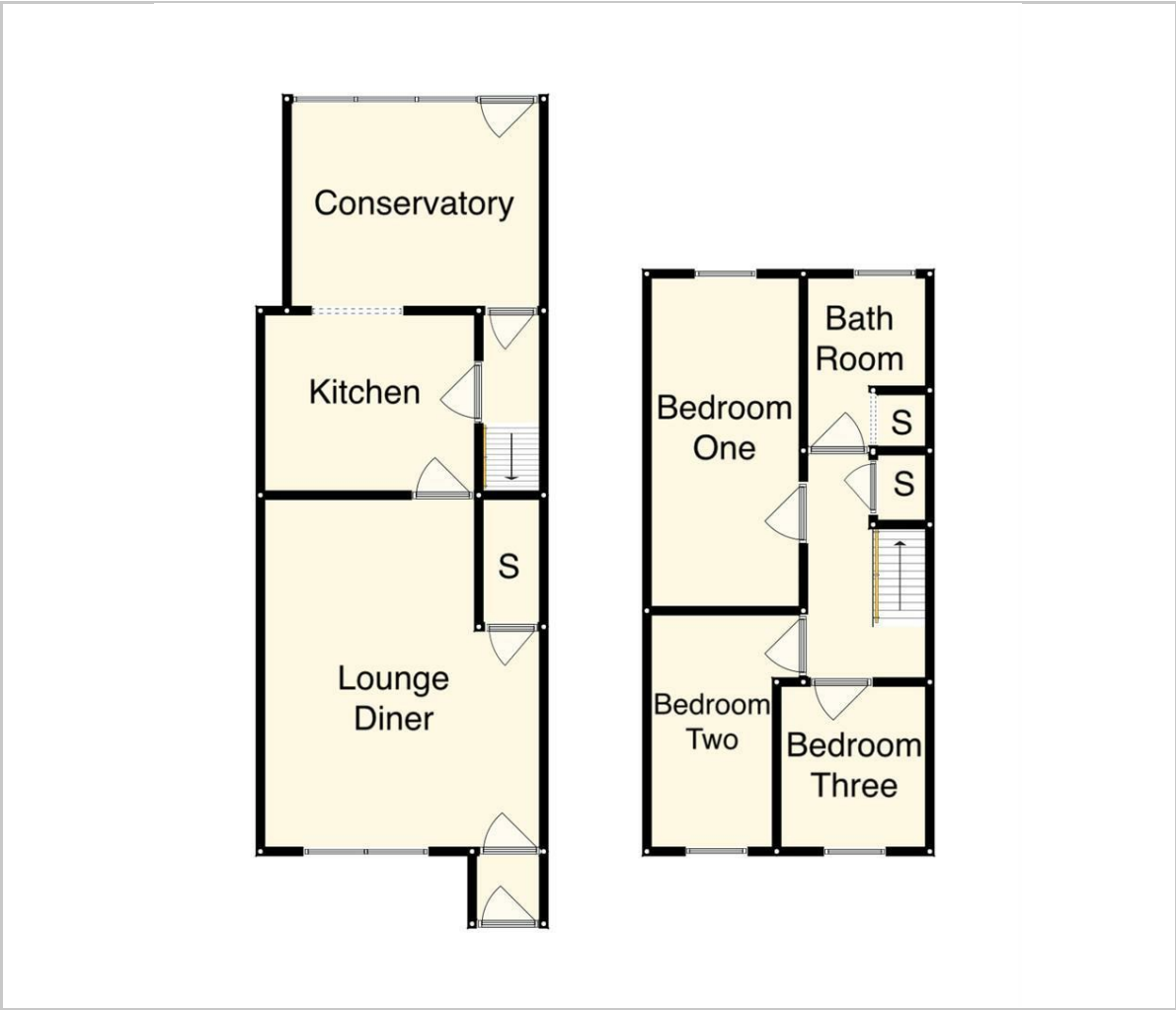
**Outside**

To the front is a lawned garden with paved pathway leading to the property.

To the rear is a low maintenance garden with patio area, artificial lawn and fenced boundaries with gated access leading to the garage.



Floor Plan



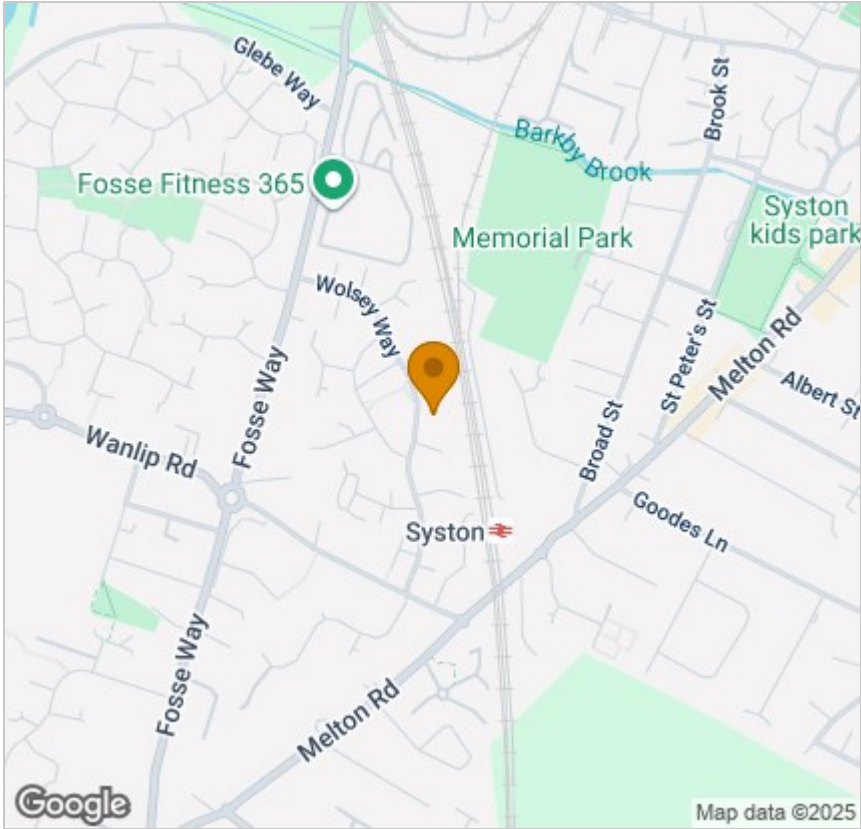
Viewing

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

