



6 Martin Drive
Syston, Leicester, LE7 1YA
£265,000



Set on a good size plot in the ever popular town of Syston, this well presented semi-detached family home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge and a full width kitchen diner to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, car port and garage. Viewing is strictly by appointment only.

- Well Presented Semi-detached Home
- Larger Than Average Plot With Potential To Extend
- Three Bedrooms
- Car Port & Off Road Parking
- Upvc Double Glazing
- Gas Central Heating (New Boiler in 2025)
- Viewing Essential
- EPC Rating D, 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.

Entrance Hall

5'6" x 3'5" (1.70 x 1.06)

With stairs to the first floor and provides access to the following.

Lounge

9'10" x 16'0" (3.00 x 4.89)

With bay window to the front, coved ceiling, fire and feature fire palce.

Kitchen Diner

9'1" x 13'9" (2.78 x 4.20)

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 fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and understairs storage cupboard currently housing a tumble dryer.

The First Floor Landing

With loft hatch, airing cupboard and provides access to the following.

Bedroom One

9'4" x 13'9" (2.85 x 4.20)

With window to the rear and fitted wardrobes.

Bedroom Two

6'4" x 9'10" (1.94 x 3.02)

With window to the front.

Bedroom Three

6'11" x 7'2" (2.13 x 2.19)

With window to the front and laminate wood flooring.

Bathroom

6'11" x 5'10" (2.11 x 1.79)

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

Outside

To the front is a low maintenance gravelled garden and tarmac drive which in turn leads to the property and car port.
To the rear is a generous garden with patio and lawned areas with fenced boundaries.

Car Port

18'4" x 8'11" (5.60 x 2.72)

With up and over door, power and light.

Services

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



Floor Plan



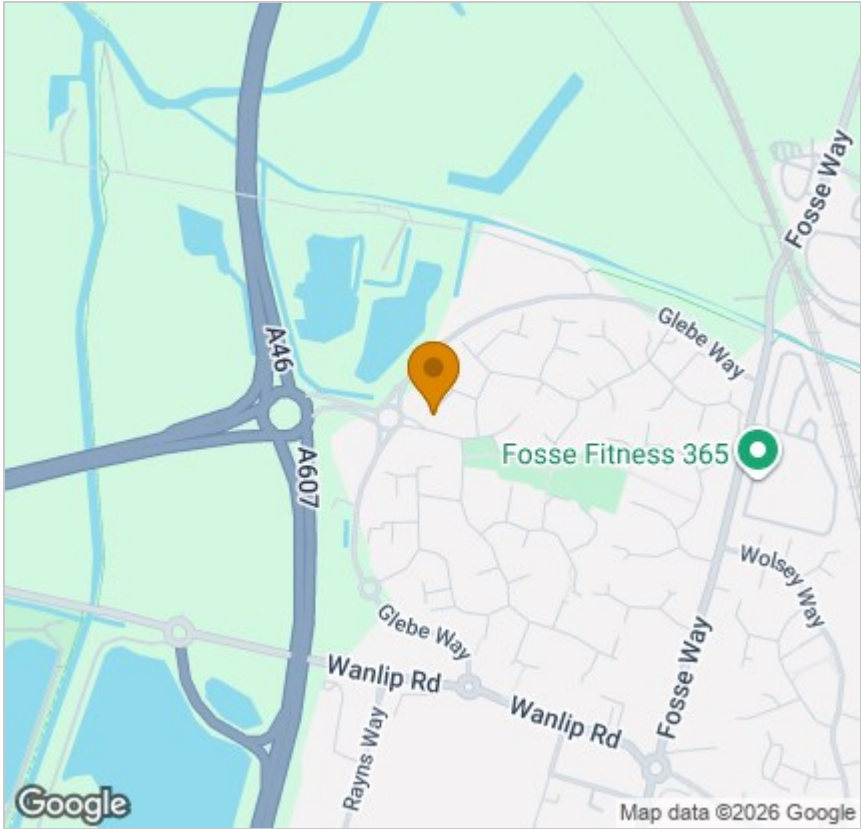
Viewing

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

