Aston&Co
ESTATE & LETTING AGENTS

39 Fosse Way

Syston, Leicester, LE7 1NF

£375,000

3 1 2 D

SPACIOUS DETACHED BUNGALOW, CORNER PLOT THREE DOUBLE BEDROOMS, NO CHAIN!

Set on a generous plot this deceptively spacious detached bungalow is a must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, an open plan lounge-diner, kitchen, bathroom and three double bedrooms. The property also benefits from gas central heating, upvc double glazing, rear garden, off road parking for several vehicles, and a converted garage which now provides an office and store. Viewing is strictly by appointment only.

- Extended Detached Bungalow
- Generous Corner Plot
- Three Double Bedrooms
- Open Plan Lounge-Diner
- Ample Parking & Converted Garage
- Gas Central Heating & Double Glazing
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band C

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 into.

Porch
2'10" x 6'3" (0.87 x 1.92)
With glazed door leading into.

Entrance Hall
With oak flooring, coved ceiling and provides access to the following.

Lounge-Diner
14'7" x 19'5" (4.46 x 5.92)
(maximum measurements) With oak flooring, dual aspect windows, gas fire with stone surround and french doors leading onto the rear garden.

Kitchen
11'1" x 7'10" (3.39 x 2.40)
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 and plumbing for a washing machine.

Bedroom One
12'4" x 11'2" (3.76 x 3.42)
With bay window to the front, built in window seat with storage and coved ceiling.

Bedroom Two
12'4" x 11'3" (3.76 x 3.43)
With bay window to the front and oak flooring.

Bedroom Three
8'10" x 11'10" (2.71 x 3.63)
With window to the rear and oak flooring.

Bathroom
8'6" x 6'11" (2.61 x 2.11)
Fitted with a three piece suite comprising low level WC, pedestal basin and bath with shower over.

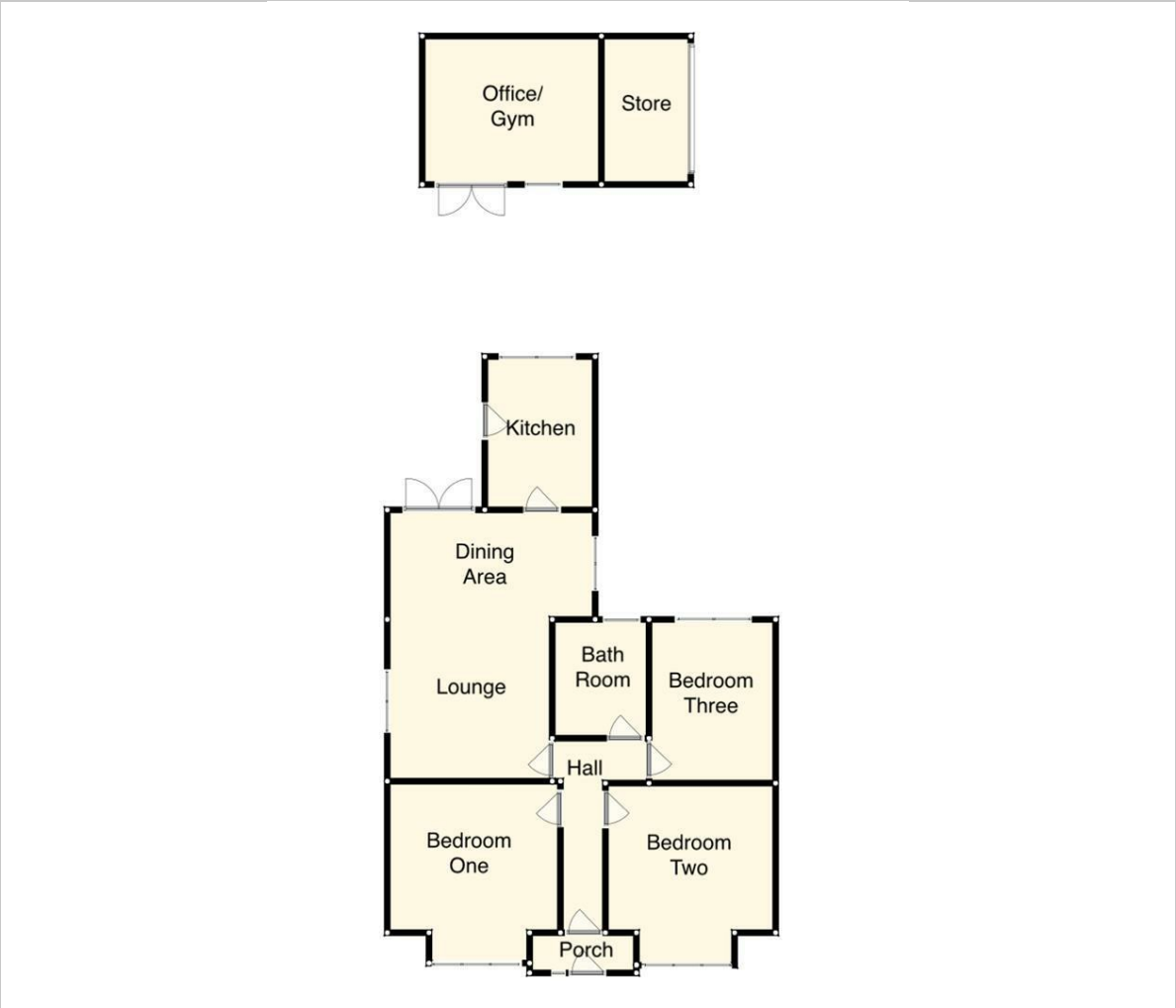
Outside
The front of the property is gravelled and provides off road parking for several vehicles.
To the rear is a good size garden with block paved patio, lawn, fenced boundaries and double gates providing access to the street & store.

Office
10'0" x 13'0" (3.05 x 3.97)

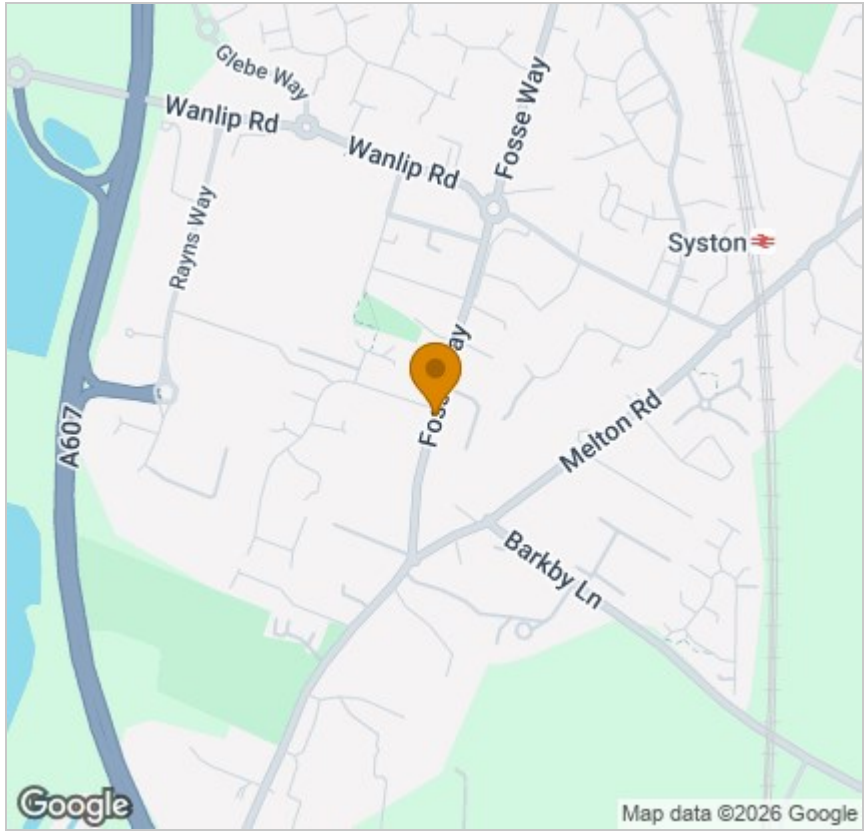
Store
6'4" x 10'0" (1.95 x 3.05)

Services
The property benefits from mains gas, water, electric and drainage.
Internet- standard, super and ultrafast-see Ofcom checker for more details
Mobile- see Ofcom checker for more details.

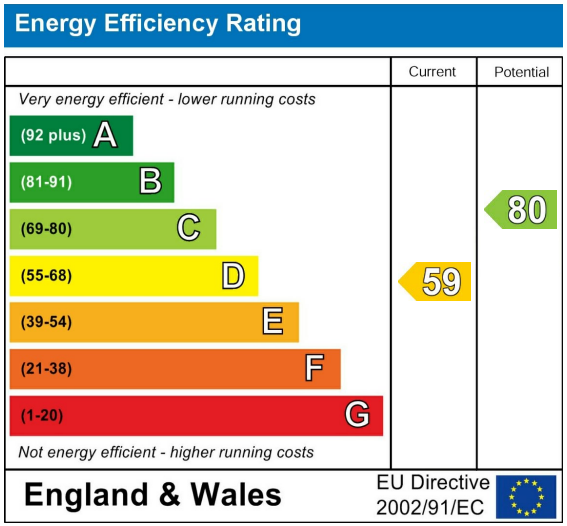
Floor Plan



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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