Aston&Co
ESTATE & LETTING AGENTS

14 School Street

, Syston, LE7 1HN

£245,000

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WELL PRESENTED CHARACTER HOME, WALKING DISTANCE OF THE CENTRE & STATION!

Set in the centre of Syston, this deceptively spacious cottage is packed with character and is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, dining area and a kitchen 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 and a fabulous, completely private walled garden to the rear. Viewing is strictly by appointment only.

- Charming Semi Detached Character Cottage
- Set Within Walking Distance of Centre & Station
- Two Reception Rooms
- Three Bedrooms
- Private Walled Garden
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- EPC Rating TBC, 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 St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

The Property
The property is entered via a hardwood door leading into.

Hall
With quarry tiled floor, stairs to the first floor and provides access to the following.

Lounge
12'04 x 9'11 (3.76m x 3.02m)
With upvc double glazed window to the front, open fireplace with brick surround, exposed floor boards and step leading into.

Dining Room
10'5 x 10'7 (3.18m x 3.23m)
With upvc double glazed French doors leading onto the rear garden, under stairs storage, coved ceiling, stripped wood flooring, gas fire with feature surround.

Kitchen
12'11 x 5'10 (3.94m x 1.78m)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashback. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and plumbing for a washing machine.

The First Floor Landing
With window to the rear, velux roof window and provides access to the following.

Bedroom One
9'10 x 9'8 (3.00m x 2.95m)
With window to the front and cast iron fire place.

Bedroom Two
7'10 x 9,2 (2.39m x 2.74m,0.61m)
With window to the front, loft hatch and built in cupboard.

Bedroom Three
12'11 x 5'10 (3.94m x 1.78m)
With window to the side, stripped wooden flooring and fitted wardrobes

Bathroom
7' x 7'8 (2.13m x 2.34m)
Fitted with a three piece suite comprising, low level wc, bath with shower over and vanity unit with mounted basin.

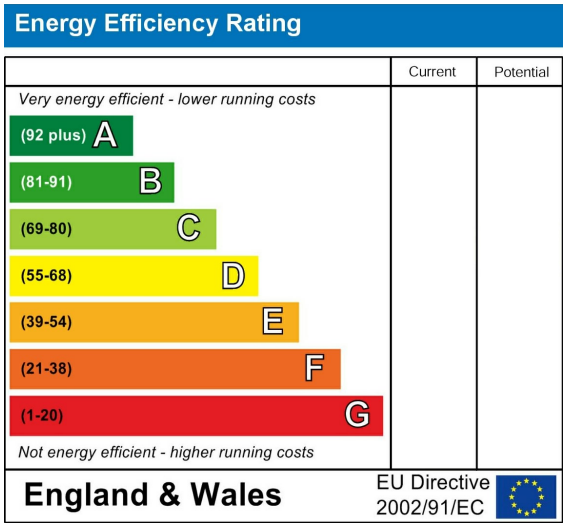
Outside
To the rear is a private, low maintenance, walled garden with block paved patio, steps leading up to a artificial lawn with planted borders.

Services
The property benefits from mains gas, water, electric & drainage.

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.

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4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/