



74 Sandford Road
Syston, Leicester, LE7 2JY
£330,000



Perfect for growing families looking for a turn-key move is this immaculately presented, skilfully extended, four bedroom semi detached house situated on a no through road in the ever popular Syston. Boasting accommodation over three floors, the ground floor briefly comprises; entrance hall, WC, kitchen, lounge and a modern dining room ideal for entertaining. To the first floor there are three bedrooms and a family bathroom whilst the second floor offers a large full length double bedroom with en-suite shower room. The property also benefits from off road parking, garage, private rear garden, uPVC double glazing and gas central heating,

- Immaculately Presented, Turn-Key
- Four Bedroom
- Family Bathroom, Shower Room & Downstairs WC
- Extended Family Space
- Garage & Off Road Parking
- Private Rear Garden
- uPVC DG & GCH
- EPC Rating C / Council Tax Band D / Freehold



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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property

The property is enterered via a composite door leading into.

Entrance Hall

With storage cupboard, stairs leading to the first floor and provides access to the following.

Kitchen

13 x 7'7 (3.96m x 2.31m)

Fitted with a range of floor and wall mounted units with roll top worktop and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, an integrated dishwasher, plumbing for a washing machine, stainless steel sink and drainer unit, spotlights and uPVC double glazed window to the front aspect.

Lounge

19'01 x 14'04 (5.82m x 4.37m)

(maximum measurements) Spacious 19ft lounge with electric fire and surround, storage cupboard, coved ceiling, uPVC double glazed window to the side aspect and French doors leading into.

Dining Room

14'03 x 14'09 (4.34m x 4.50m)

(maximum measurements) Modern extension with roof lanterns, spotlights, electric heater and sliding uPVC doors leads out onto the rear garden.

WC

With wall hung basin, wc, heated towel rail and obscure uPVC double glazed window to the front aspect.

The First Floor Landing

With stairs leading to the ground floor and second floor and provides access to the following.

Bedroom Two

12'01 x 14'05 (3.68m x 4.39m)

Full width double bedroom with uPVC double glazed window to the front aspect.

Bedroom Three

8 x 9'8 (2.44m x 2.95m)

With uPVC double glazed window to the front aspect.

Bedroom Four

6'1 x 12'02 (1.85m x 3.71m)

(into robes) with fitted robes and uPVC double glazed window to the front aspect.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and obscure uPVC double glazed window to the side aspect.

Second Floor Landing

Leading into.

Bedroom One

23'09 x 10'07 (7.24m x 3.23m)

(maximum measurements) Full length executive double bedroom with dual aspect velux and double glazed windows, storage cupboard, eaves storage and dressing area.

Shower Room

7'09 x 6'04 (2.36m x 1.93m)

Fitted with a three piece suite comprising walk in shower and vanity unit with wc and basin. The shower room also benefits from a Velux window to the rear and radiator.

Outside

To the front of the property is a low maintenance garden with paved path leading to the front door.

To the side is off road parking for multiple vehicles in tandem which in turn leads to the garage and side gate.

To the rear is a mature private garden with decked area, fenced boundaries and lawn.

Garage

With up and over door, personnel door, power and light.



Floor Plan



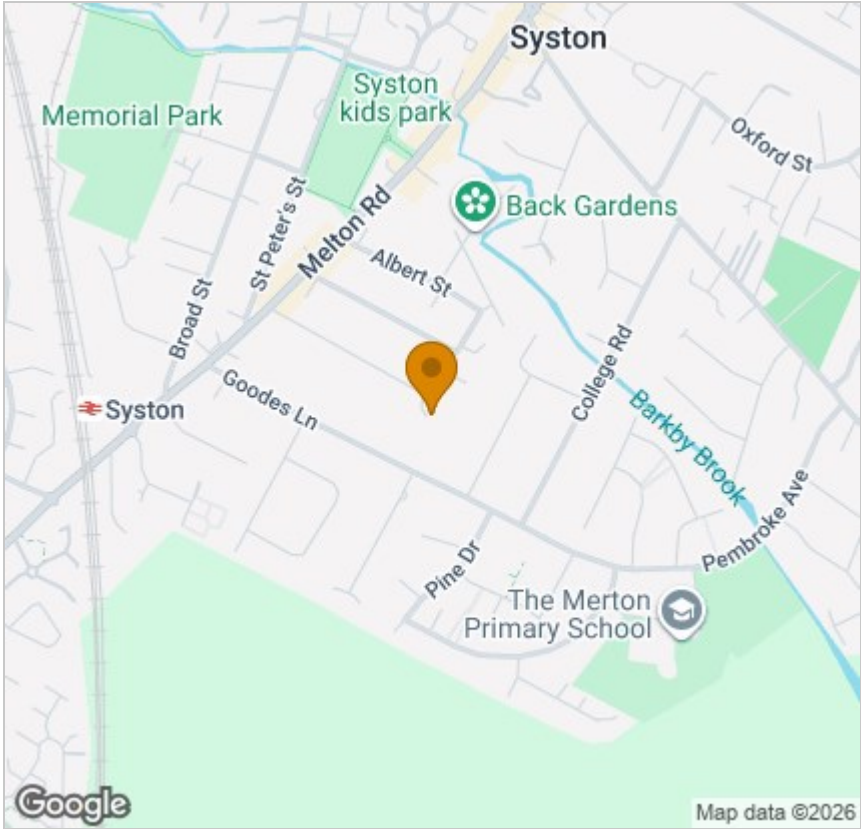
Viewing

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.

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

Area Map



Energy Efficiency Graph

