



1 Anthony Close  
, Syston, LE7 1JA  
**£475,000**



Set on a generous plot in a quiet cul de sac in the popular town of Syston. This Immaculately presented, extended detached home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, lounge, family room, conservatory, spacious kitchen, dining area, utility room and wc to the ground floor. The first floor offers a master bedroom with en-suite, three further bedrooms and a shower room. The property also benefits from a south facing rear garden, upvc double glazing, gas central heating, garage/store and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented, Extended Detached Home
- Two Reception Rooms, Dining Area & Conservatory
- Spacious Kitchen, Utility & WC
- Four Bedrooms
- Two Bathrooms
- Garage & Parking
- Upvc Double Glazing & Gas Central Heating
- EPC Rating C, Freehold, Council Tax Band E





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 composite door leading into.

Entrance Hall

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

Lounge

11'8" x 15'8" (3.58 x 4.79 )

With upvc double glazed bay window to the front aspect, feature fire place with electric fire and coved ceiling.

Kitchen

15'9" x 14'0" (4.82 x 4.27 )

(maximum measurements) Fitted with a range of floor and wall mounted units with solid oak work tops and tiled splash backs. The kitchen also benefits from a range style cooker with extractor, recessed spotlighting double ceramic sink, integrated dishwasher and fridge freezer.

Dining Area

9'7" x 9'5" (2.93 x 2.89 )

With French doors leading into the conservatory and access to the family room.

Family Room

10'9" x 15'4" (3.30 x 4.68)

With window to the front and electric radiator.

Conservatory

With french doors leading on to the garden.

Utility & WC

8'3" x 10'2" (2.53 x 3.12 )

(maximum measurements) With upvc double glazed window and door to the side aspect. Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash back. The utility area also benefits from a stainless steel sink and drainer unit, plumbing for a washing machine, tiled flooring and low level WC.

The First Floor Landing

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

Bedroom One

16'2" x 8'6" ( 4.93 x 2.60 )

(maximum measurements) With upvc double glazed window to the front aspect, fitted wardrobes and recessed spotlighting.

Ensuite

5'6" x 5'10" (1.69 x 1.78 )

Fitted with a three piece suite comprising, low level WC, vanity unit with mounted basin and shower enclosure. The en-suite also benefits from a heated towel rail and being fully tiled.

Bedroom Two

12'4" x 11'4" (3.77 x 3.46)

With Upvc double glazed window to the front aspect, and fitted wardrobes.

Bedroom Three

8'2" x 11'1" (2.49 x 3.38 )

(maximum measurements) With Upvc double glazed window to the rear aspect and fitted wardrobes.

Bedroom Four

8'9" x 8'9" (2.69 x 2.68)

(maximum measurements) With upvc double glazed window to the rear aspect.

Shower Room

5'9" x 6'8" (1.77 x 2.04)

Fitted with a three piece suite comprising low level WC, vanity unit with basin and walk in shower.

Outside

To the front of the property is car standing for two vehicles leading to the garage and the property.

To the rear of the property is an ample sized south facing rear garden with decked and patio areas with the remainder being laid to lawn with fenced boundaries.

Garage/Store

8'3" x 10'7" (2.54 x 3.25)

With up and over door, power and light.

Services

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

Internet standard-super & ultra-fast see ofcom checker for more details

Mobile- please check ofcomchecker for further details



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.

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Area Map



Energy Efficiency Graph

