



22 The Firs

Syston, Leicester, LE7 2FT

Offers In The Region Of £250,000



GATED COMMUNITY, WALKING DISTANCE OF THE STATION & CENTRE, NO CHAIN!
Aston and co are delighted to offer to the market this well presented semi detached home set within this sought after gated community in the popular town of Syston. The accommodation briefly consists of, entrance hall, WC, lounge and a kitchen diner to the ground floor with three bedrooms and a wetroom to the first floor. The property also benefits from upvc double glazing, gas central heating, a generous rear garden, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi-detached Home
- Gated Community Within Walking Distance Of The Station & Centre
- Generous Rear Garden
- Three Bedrooms
- Garage & Parking
- No Upward Chain
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band C
- Service Charge Applies



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

5'9" x 3'1" (1.76 x 0.95)

With window to the side and provides access to the following.

WC

2'7" x 5'8" (0.79 x 1.75)

With window to the front, fitted with a two piece suite comprising, low level WC and vanity unit with mounted basin.

Lounge

15'9" x 14'6" (4.81 x 4.44)

With window to the front, stairs to the first floor and electric fire with feature surround.

Kitchen-Diner

8'3" x 14'6" (2.54 x 4.44)

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 french doors leading on to the garden.

The First Floor Landing

5'11" x 7'10" (1.82 x 2.40)

With window to the side, loft hatch and provides access to the following.

Wetroom

5'6" x 6'2" (1.68 x 1.88)

Fitted with a three piece suite comprising, low level WC, basin and shower.

Bedroom One

8'3" x 13'5" (2.54 x 4.09)

With window to the front.

Bedroom Two

8'1" x 10'7" (2.48 x 3.25)

With window to the rear.

Bedroom Three

10'3" x 5'10" (3.14 x 1.80)

With window to the front and airing cupboard.

Outside

To the front of the property is a garage and drive way, a gravelled frontage and gated access to the rear.

To the rear and side is a large garden with patio, planted borders with fenced and hedged boundaries.

The property also enjoys the use of private and fully maintained communal gardens with a picturesque setting surrounded by mature trees.

Services

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

Mobile- Please see ofcom checker for more details.

Internet- standard-super and ultra fast, please see ofcom checker for more details.

Service Charge

The annual service charge for the grounds to be maintained as well as the electric gates is £714 per annum.



Floor Plan



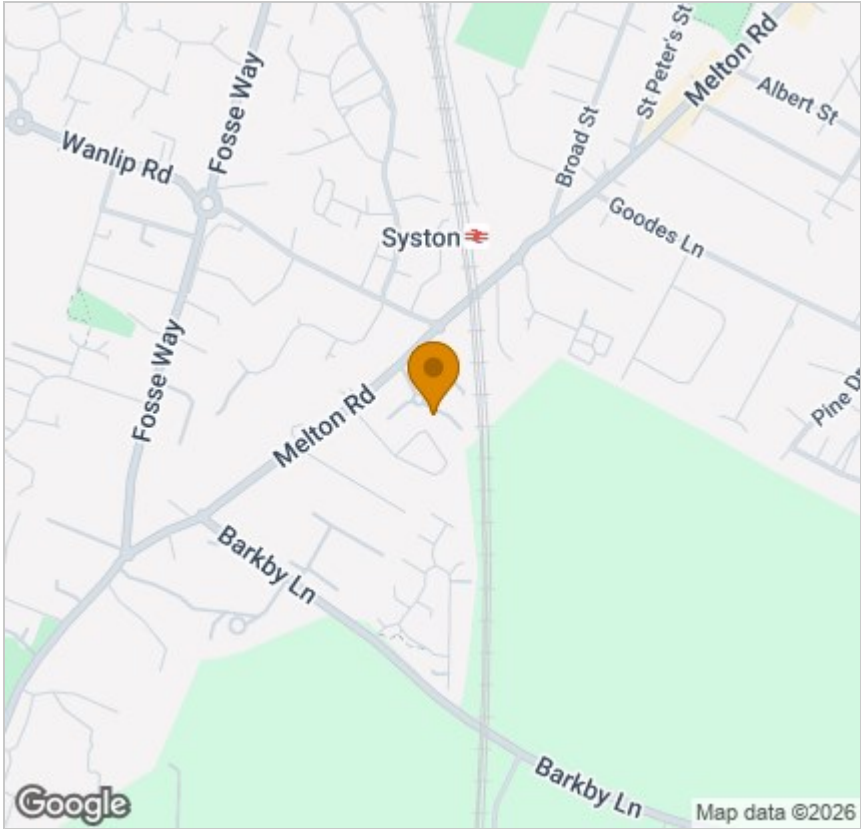
Viewing

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

