



4 St. Pauls Drive  
Syston, Leicester, LE7 2JX  
**£285,000**

WELL PRESENTED, SEMI DETACHED HOME, GENEROUS PLOT WITH SCOPE TO EXTEND, WALKING DISTANCE OF STATION, CENTRE & MERTON PRIMARY SCHOOL!  
Aston & Co are delighted to offer to the market this well presented, semi detached home set in the ever popular town of Syston. The accommodation briefly consists of, entrance hall, wc, lounge-diner and a recently refitted kitchen to the ground floor with three bedrooms, bathroom and a wc to the first floor. The property also benefits from upvc double glazing, gas central heating, off road parking and a car port. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Detached Home
- Generous Plot with Scope To Extend
- Recently Refitted Kitchen
- Spacious Lounge-Diner
- Three Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Off Road Parking & Car Port
- 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 composite door leading into.

## Entrance Hall

8'4" x 8'9" (2.56 x 2.68 )

With stairs to the first floor, window to the side and provides access to the following.

## WC

1'11" x 5'2" (0.60 x 1.58 )

Fitted with a two piece suite comprising, low level wc and a vanity unit with basin.

## Kitchen

9'10" x 12'0" (3.00 x 3.67 )

Fitted with a range of floor and wall mounted units with tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and laminate wood flooring.

## Lounge-Diner

20'1" x 13'3" (6.14 x 4.04 )

With bay window to the front, french doors to the rear, gas fire with feature surround and coved ceiling.

## The First Floor Landing

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

## WC

5'6" x 2'7" (1.69 x 0.81 )

With low level wc and window to the side.

## Bathroom

5'6" x 6'7" (1.69 x 2.01 )

Fitted with a two piece suite comprising, pedestal basin and bath with shower over.

## Bedroom One

11'7" x 12'5" (3.54 x 3.81)

(maximum measurements) With bay window to the front.

## Bedroom Two

9'0" x 11'11" (2.76 x 3.64 )

With window to the rear and airing cupboard.

## Bedroom Three

9'4" x 6'7" (2.86 x 2.01 )

With window to the front and built in wardrobe.

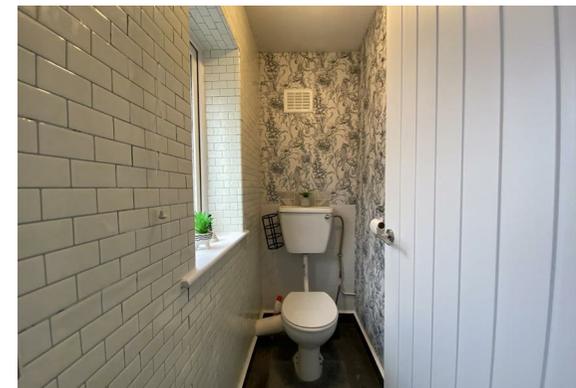
## Outside

To the front is a lawned garden with fenced boundaries and a tarmac drive way leading to gated access to the car port.

To the rear is a generous garden with patio area, raised deck with gazebo, utility store, planted borders, fenced boundaries with the remainder being laid to lawn.

## Services

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



## Floor Plan



## Viewing

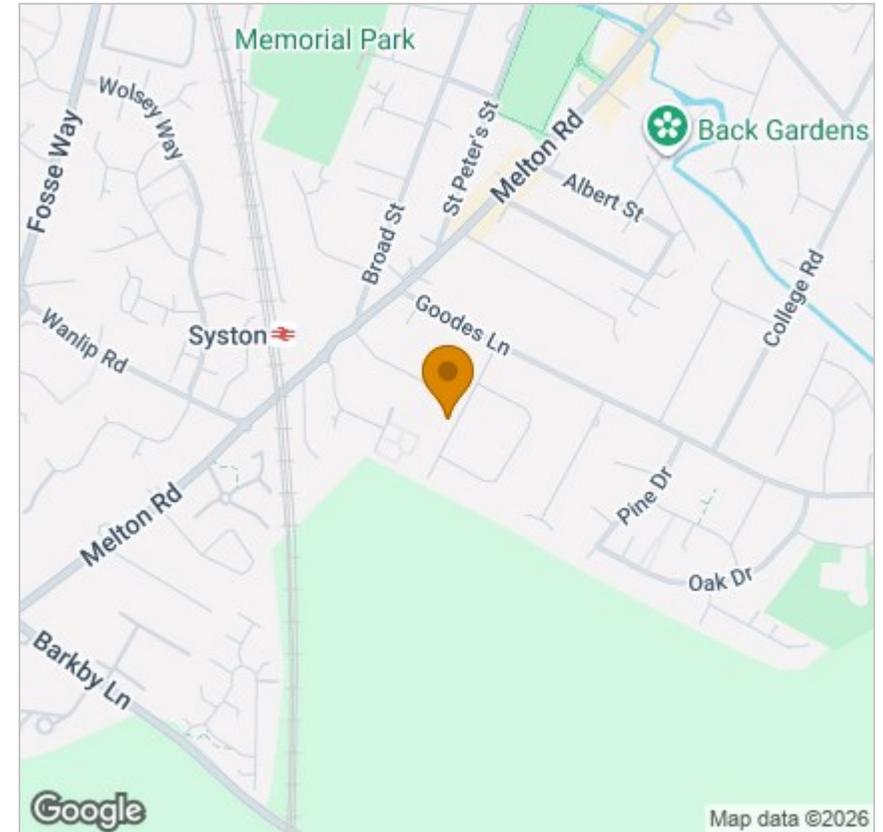
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	