



11 Clumber Close

Syston, Leicester, LE7 1LP

Offers In The Region Of £340,000



Set within a quiet cul-de-sac in the ever-popular town of Syston this well presented detached bungalow is a must view for potential buyers. The accommodation briefly consists of, entrance hall, breakfast-kitchen, lounge-diner, three good size bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, garage and off road parking for three vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Detached Bungalow
- Ample Plot Set Within Cul-de-sac
- Spacious Lounge-Diner & Breakfast-Kitchen
- Three Good Size Bedrooms
- Garage & Off Road Parking For Three Vehicles
- Upvc Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band D



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 upvc door leading into.

Entrance Hall

9'4" x 5'8" (2.87 x 1.75)

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

Lounge-Diner

13'7" x 23'3" (4.16 x 7.09)

With dual aspect windows and coved ceiling.

Breakfast Kitchen

10'10" x 10'6" (3.31 x 3.22)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and a breakfast bar.

Shower Room

7'10" x 7'8" (2.40 x 2.34)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower. The shower room also benefits from a heated towel rail and recessed spotlighting.

Bedroom One

12'6" x 11'10" (3.83 x 3.63)

With window to the rear, coved ceiling and a range of fitted bedroom furniture.

Bedroom Two

10'10" x 10'11" (3.32 x 3.35)

With window to the rear, coved ceiling and a range of fitted bedroom furniture.

Bedroom Three

8'7" x 9'11" (2.62 x 3.03)

With window to the side, coved ceiling and a fitted wardrobe.

Outside

To the front is a mature garden and block paved drive way which in turn leads to the property, garage and gated access to the rear. To the rear is well stocked garden with patio area, fenced boundaries with the remainder being laid to lawn.

Garage

With up and over door, power and light.



Floor Plan



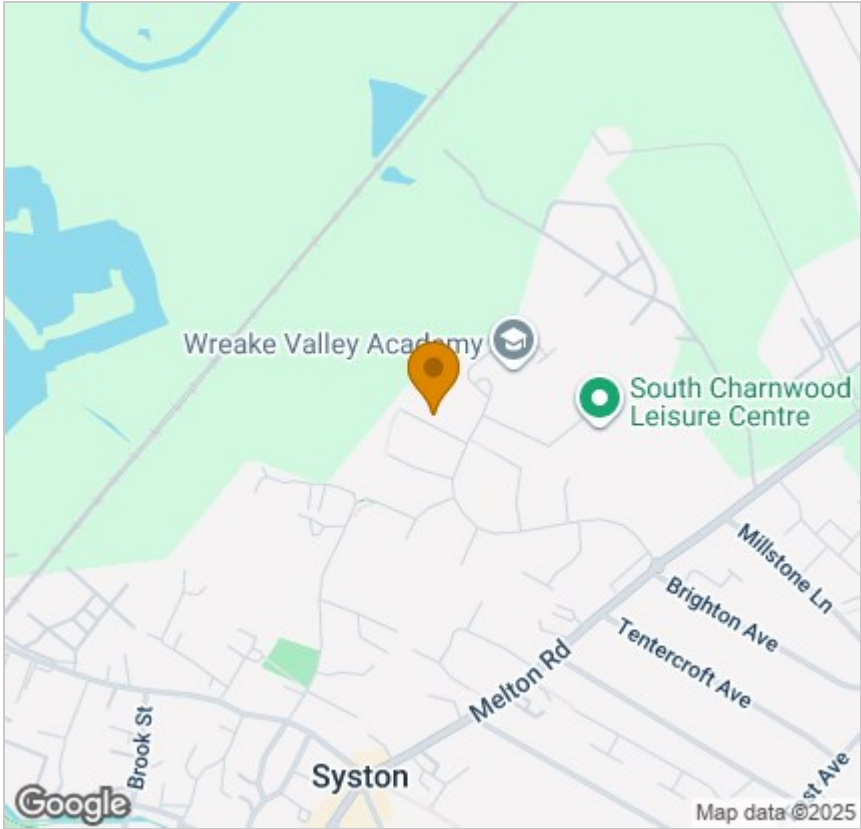
Viewing

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

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Area Map



Energy Efficiency Graph

