



4 Lincoln Drive
Syston, Leicester, LE7 2JW
£210,000

2 1 1

A set of icons representing the property's features: a bed icon with the number 2, a bathtub icon with the number 1, and a sofa icon with the number 1. To the right of these icons is a hamburger menu icon consisting of three horizontal lines.

WELL PRESENTED MID TOWN HOUSE, WALKING DISTANCE OF MERTON PRIMARY SCHOOL, NO CHAIN!

Set in the popular town of Syston this well presented, mid town house would be ideal for first time buyers, downsizers and investors alike. The accommodation briefly consists of, entrance porch, lounge and a full width kitchen-diner to the ground floor whilst the first floor offers two bedrooms and a shower room. The property also benefits from off road parking, front & rear gardens, Upvc double glazing and gas central heating. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Mid Town House
- Generous Lounge, Full Width Kitchen-Diner
- Two Good Size Bedrooms
- Low Maintenance Front & Rear Gardens
- Gas Central Heating & Upvc Double Glazing
- Off Road Parking
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band A



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 Porch

4'11" x 4'1" (1.51 x 1.26)

With window to the front, laminate wood flooring, meter cupboard and provides access to the following.

Lounge

12'11" x 13'7" (3.95 x 4.16)

With window to the front, stairs to the first floor and bi-fold door leading into the kitchen-diner.

Kitchen-Diner

9'1" x 13'6" (2.77 x 4.14)

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, ceramic sink and drainer unit and plumbing for a washing machine.

The First Floor Landing

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

Bedroom One

10'9" x 13'6" (3.28 x 4.14)

With window to the front and fitted wardrobe.

Bedroom Two

7'5" x 11'5" (2.27 x 3.48)

With window to the rear and fitted wardrobe.

Shower Room

6'2" x 5'10" (1.90 x 1.79)

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

Outside

To the front is a paved garden.

To the rear is a good size, low maintenance garden with veranda and fenced boundaries.

Parking

The property benefits from allocated parking which can be found to the left of the property.

Services

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



Floor Plan



Viewing

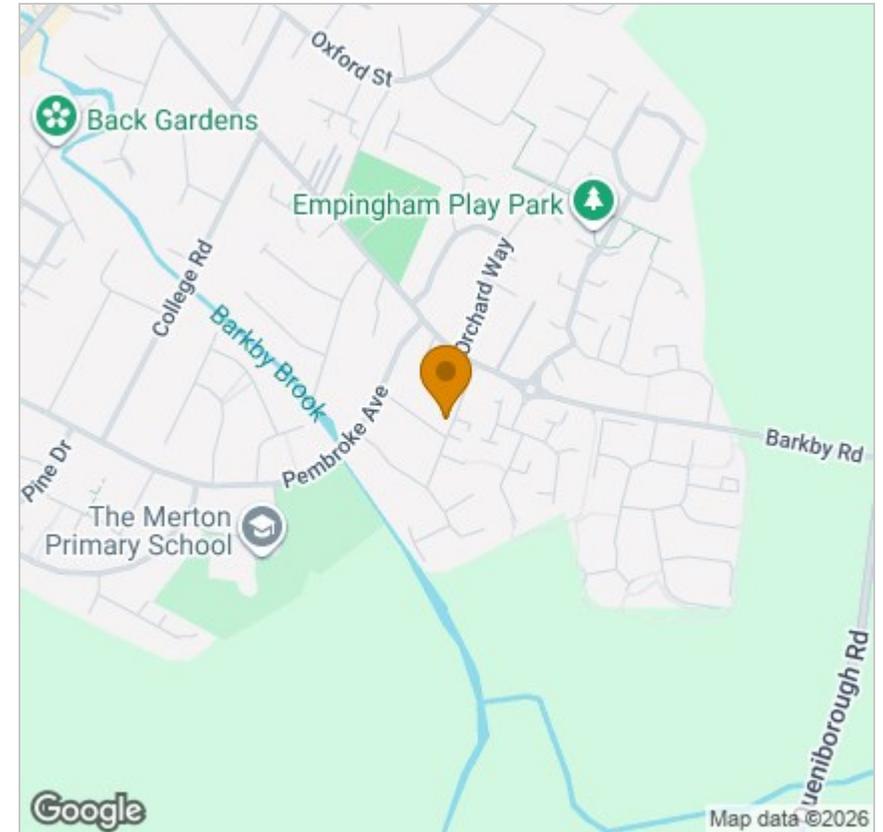
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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