

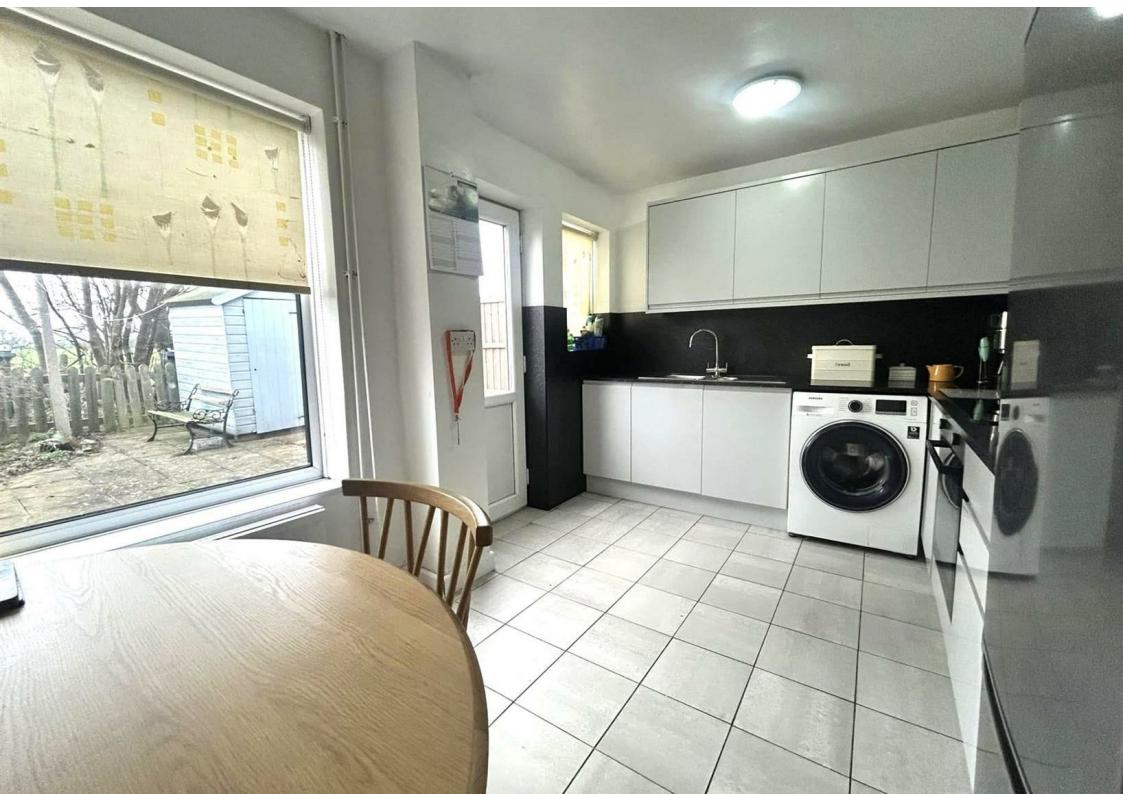


37 Millers Close  
Syston, Leicester, LE7 2JD  
Offers In Excess Of £200,000



Aston & Co are delighted to offer to the market this well presented, two bedroom mid town house set in the ever popular town of Syston and ideal for first time buyers, investors and downsizers alike. Situated on a no through road just a short walk from the town centre and station, this property offers open field views to the rear with a well maintained green to the front. Inside, the property briefly comprises; entrance porch, lounge and a full width modern kitchen-diner to the ground floor with two double bedrooms and a refitted bathroom to the first. The property also benefits from front and rear gardens, off road parking, uPVC double glazing and gas central heating.

- Well Presented Mid Town House
- Two Spacious Bedrooms
- Modern Kitchen & Bathroom
- Front & Rear Gardens
- Allocated Parking & Open Field Views To The Rear
- Ideal FTB / BTL
- Walking Distance To The Town Centre & Station
- EPC Rating D / Council Tax Band A / Freehold



## 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 uPVC double glazed door leading into.

## Entrance Porch

providing access to.

## Lounge

13'11 x 13'11 (4.24m x 4.24m)

Full width lounge with gas fire, stairs leading to the first floor, double glazed window to the front aspect and leads into the kitchen-diner



## Kitchen-Diner

13'11 x 8'8 (4.24m x 2.64m)

Fitted with a range of soft closing floor and wall mounted units with worktop and splashbacks. The modern kitchen-diner also benefits from an induction hob with electric oven, stainless steel sink and drainer unit, plumbing for a washing machine, space for a dining table, two uPVC double glazed windows to the rear aspect and a uPVC double glazed door leading out onto the rear garden.

## The First Floor Landing

With loft access provided by a drop down ladder leading to a part boarded loft, airing cupboard and provides access to the following.

## Bedroom One

13'11 x 10'10 (4.24m x 3.30m)

Spacious double bedroom with fitted robes and a uPVC double glazed window looking out onto the green.



## Bedroom Two

11'9" x 7'10" (3.59m x 2.39m)

Another double bedroom with fitted robes and uPVC double glazed window to the rear offering open field views.

## Bathroom

5'8" x 6'9" (1.74 x 2.07)

(maximum measurements) Fitted with a modern three piece suite comprising bath with shower over, wall hung vanity unit with basin and wc. The tiled bathroom also benefits from under floor heating, heated towel rail, extractor fan, spotlights and an obscure uPVC double glazed window to the rear aspect.



## Outside

To the front is a lawned garden with paved path leading to the front door.

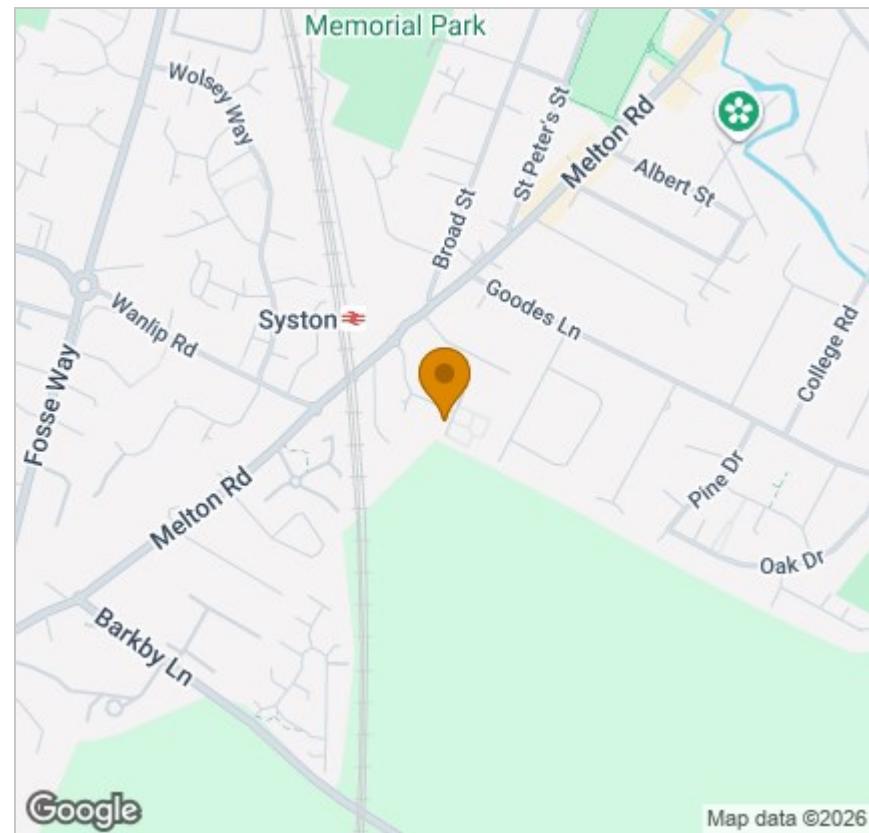
To the rear is a paved garden with fenced boundaries, gate leading to the off road parking space and views over the open fields.



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

