Aston&Co
ESTATE & LETTING AGENTS

69 Christopher Drive

, Leicester, LE4 9FX

£235,000

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New To The Market And Ideal For First Time Buyers & Investors! Aston & Co are delighted to offer to the market this well presented, two double bedroom, semi detached house set on the Thurmaston-Leicester border. Inside, the property briefly comprises; lounge and a full width kitchen-diner to the ground floor with two double bedrooms and a family bathroom to the first floor. The property also benefits from a carport, West facing rear garden, off road parking for multiple vehicles, uPVC double glazing and gas central heating.

- Well Presented
- Two Double Bedroom
- Semi Detached House
- Off Road Parking, Carport & Spacious Garden
- Thurmaston-Leicester Border
- No Upwards Chain
- EPC Rating D / Council Tax Band B / Freehold

Location
The property is located on the border of Thurmaston & Leicester City, around 4 miles north of Leicester City Centre and approximately 12 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network including the M1 & M69. Local Schools include Churchill & Eastfield Primary Schools, The Roundhill Academy and Soar Valley College.

The Property
The property is entered via a uPVC double glazed door leading into.

Lounge
14 x 13'09 (4.27m x 4.19m)
(maximum measurements) Spacious living space with electric fire and surround, stairs leading to the first floor, coved ceiling, uPVC double glazed bay window to the front aspect and sliding door into the kitchen-diner.

Kitchen-Diner
14 x 7'09 (4.27m x 2.36m)
Fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, plumbing for a washing machine and uPVC double glazed window to the rear aspect.
The dining area houses the family dining table and offers a uPVC double glazed door leading out onto the rear garden.

The First Floor Landing
With loft access and leads into.

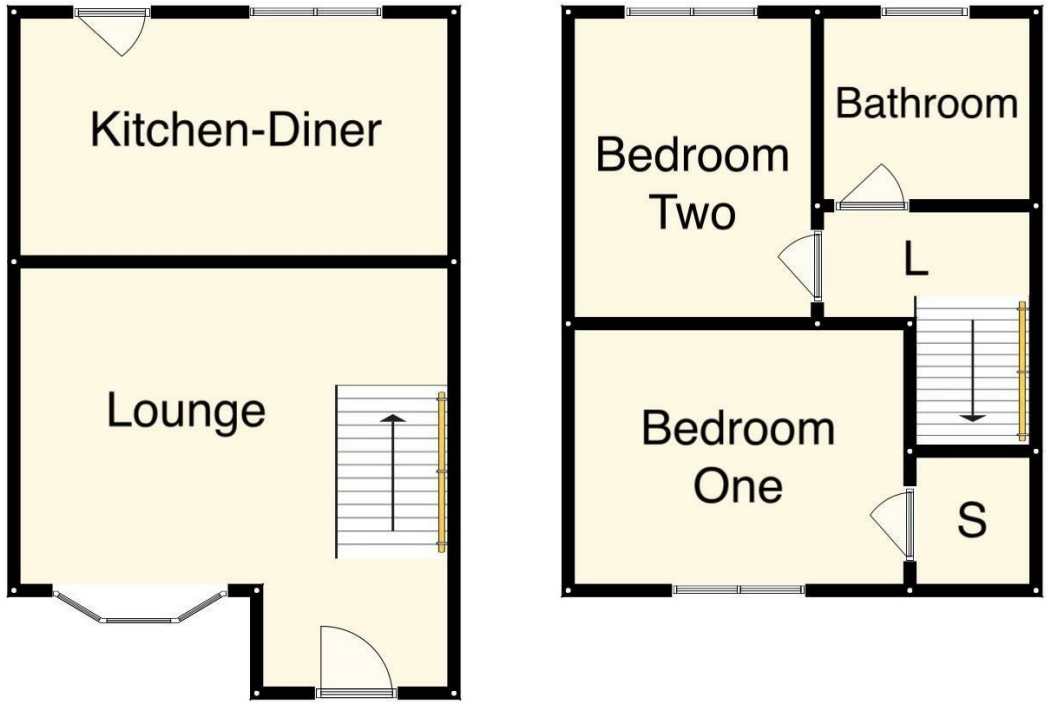
Bedroom One
10'09 x 8'07 (3.28m x 2.62m)
Double bedroom with fitted storage, coved ceiling and uPVC double glazed window to the front aspect.

Bedroom Two
7'09 x 9'10 (2.36m x 3.00m)
A second double bedroom with coved ceiling and uPVC double glazed window to the rear aspect.

Family Bathroom
5'11 x 6'09 (1.80m x 2.06m)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, coved ceiling and an obscure uPVC double glazed window to the rear aspect.

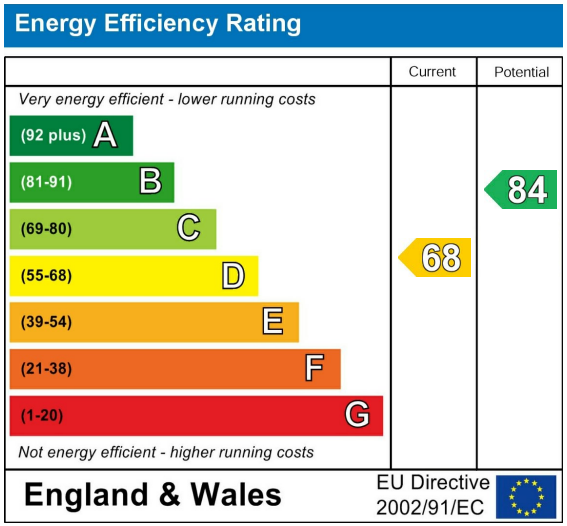
Outside
To the rear is a well presented, low maintenance lawned garden with paved patio, path, planted borders and fenced boundaries.
To the front is off road parking for multiple vehicles.
To the side is a carport which in turn leads into the rear garden.

Floor Plan



Area Map

Energy Efficiency Graph



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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