

Aston & Co

ESTATE & LETTING AGENTS



3 Exton Close

Syston, Leicester, LE7 2HG

£360,000



Perfect for growing families looking for a turn-key move is this immaculately presented, skilfully extended, 3 double bedroom end town house situated on a no through road in the ever popular 'Plumtree Grove' development in Syston. 3 Exton Close has the immediate feel of a well loved family home and with the full width extension to the ground floor is ideal for those who like to entertain. Inside, the 126 square metres worth of space briefly comprises; entrance hall, WC, open lounge, large modern kitchen with breakfast bar and a full width dining room/entertainment area with two sets of French Doors leading out onto the rear garden to the ground floor. To the first floor there are two double bedrooms both with fitted storage, a modern family bathroom and two storage cupboards. The second floor boasts a full length bedroom of considerable size which also offers a modern en-suite shower room and ample fitted storage. The property also benefits from a garage of which part has been converted to a home office, off road parking, front and rear gardens, uPVC double glazing and gas central heating with the boiler being only 2 years old. Internal Viewing Is Highly Advised To Appreciate The Size & Finish Of This Family Home.

- Immaculately Presented, Turn-Key
- Three Double Bedrooms
- Extended Family Living Area
- Garage & Home Office
- Downstairs WC & En-Suite
- Private Rear Garden
- Off Road Parking For Multiple Vehicles
- 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, Fosse Park Shopping Centre 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

With stairs to the first floor and provides access to the following.

WC

6'2" x 2'4" (1.88 x 0.72)
With pedestal basin, wc, extractor fan and radiator.

Lounge

14'4" x 10'5" (4.39 x 3.19)
Family room which in turn opens into the open living, dining area.

Kitchen

9'3" x 17'5" (2.82 x 5.32)
Modern kitchen fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, integrated microwave, dishwasher and washing machine, breakfast bar, spotlights, uPVC double glazed window to the front aspect and leads into the living, dining area.

Living, Dining / Entertainment Area

22'8" x 8'7" (6.91 x 2.62)
This skillfully extended area to the rear of the property connects the lounge to the kitchen and allows a vast amount of light in via the velux windows and French Doors to the rear aspect. The hub of the home houses the family dining table and offers the perfect space to enjoy time with friends and family.

The First Floor Landing

With two storage cupboards, stairs leading to the second floor and provides access to the following.

Bedroom Two

16'9" x 8'5" (5.12 x 2.59)
(maximum measurements) Spacious double bedroom with fitted robes and two uPVC double glazed windows to the rear aspect.

Bedroom Three

14'6" x 8'5" (4.43 x 2.58)
(maximum measurements) Another double bedroom with fitted storage and two double glazed windows to the front aspect.

Bathroom

7'0" x 7'4" (2.14 x 2.26)
(maximum measurements) Fitted with a modern three piece suite comprising bath with shower over, wall hung basin and wc. The bathroom also benefits from a heated towel rail, extractor fan, spotlights and an obscure uPVC double glazed window to the rear aspect.

The Second Floor Landing

With velux window to the front aspect and leads into.

Bedroom One

14'10" x 15'1" (4.54 x 4.60)
(maximum measurements) Full length larger than average bedroom with an en-suite shower room, fitted robes, storage cupboards and dual aspect velux and uPVC double glazed windows.

En-Suite

5'4" x 9'6" (1.63 x 2.92)
Fitted with a modern walk in shower, wall hung basin and wc. The en-suite also benefits from a heated towel rail, extractor fan, spotlights and a velux window to the rear aspect.

Garage & Office

The garage has an up and over door with power and light.
The office is entered via a separate uPVC double glazed door and benefits from power and spotlights.

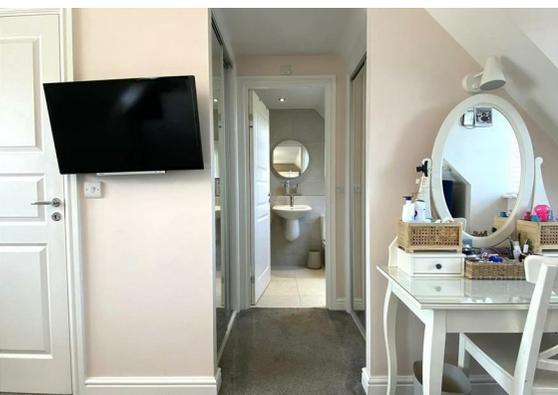
Outside

To the front of the property is off road parking which in turn leads to the garage. The front garden benefits from a lawned area and paved paths which lead to both the front door and the side of the property.

To the rear of the property is a good sized family garden with paved patio areas and fenced boundaries with the remainder laid to lawn.

Services

The property benefits from mains gas, water, electric and drainage.
Internet - standard,-super and ultra fast see ofcom checker for more details.



Floor Plan



Viewing

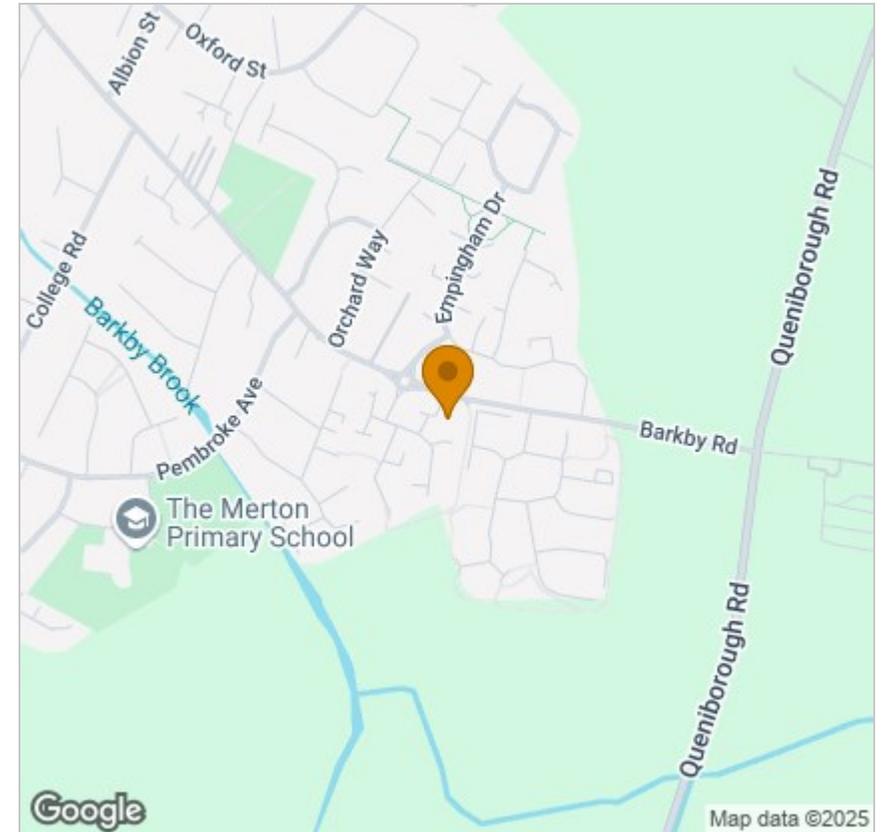
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

