



5 Oxford Street  
Syston, Leicester, LE7 2AT

Offers In The Region Of £320,000



NO CHAIN, GREAT POTENTIAL! Set on a generous plot just a short walk from the centre of Syston, this spacious detached bungalow offers great potential and really must be viewed to be fully appreciated. The accommodation briefly consists of, entrance hall, two double bedrooms, bathroom with separate wc, kitchen, dining room and a lounge. The property also benefits from upvc double glazing, gas central heating and a garage. Viewing in strictly by appointment only.

- Detached Bungalow Set on A Large Plot
- Great Potential With Scope To Extend
- Walking Distance Of The Centre
- Two Double Bedrooms
- Lounge & Dining Room
- UPVC Double Glazing, Gas Central Heating
- Garage
- EPC Rating E, Freehold, Council Tax Band C



## 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 Hall

8'4" x 11'6" (2.55 x 3.52)

With two windows to the front aspect, loft hatch, meter cupboard and provides access to the following.



## Lounge

11'11" x 15'10" (3.64 x 4.83)

(maximum measurements) With bay window to the front, two porthole windows to the side, coved ceiling and gas fire with feature surround.

## Dining Room

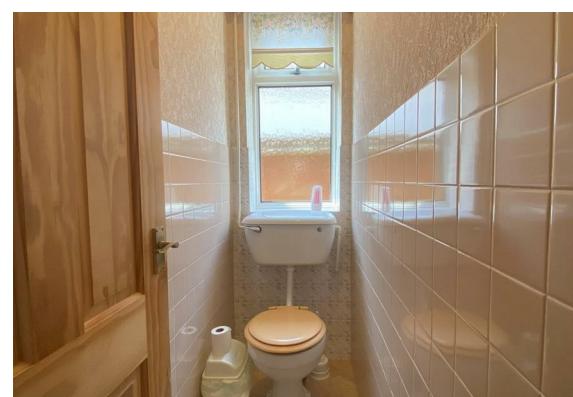
13'0" x 8'2" (3.98 x 2.49)

With patio doors leading on to the rear garden.

## Kitchen

11'10" x 9'10" (3.62 x 3.02)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free-standing cooker, sink and drainer unit and plumbing for a washing machine.



## Bedroom One

11'11" x 13'7" (3.64 x 4.16 )

(maximum measurements) With dual aspect windows and coved ceiling.

## Bedroom Two

9'10" x 9'5" (3.00 x 2.89 )

With dual aspect windows.



## Bathroom

9'10" x 5'6" (3.00 x 1.68)

Fitted with a two piece suite comprising, pedestal basin and a bath.

## WC

6'1" x 2'5" (1.86 x 0.75 )

With low level wc.



## Outside

To the front of the property is garden which has been concreted for low maintenance with a fenced boundary.

To the rear is a large rear garden, with a garage, two brick stores, fenced boundaries and gated access.

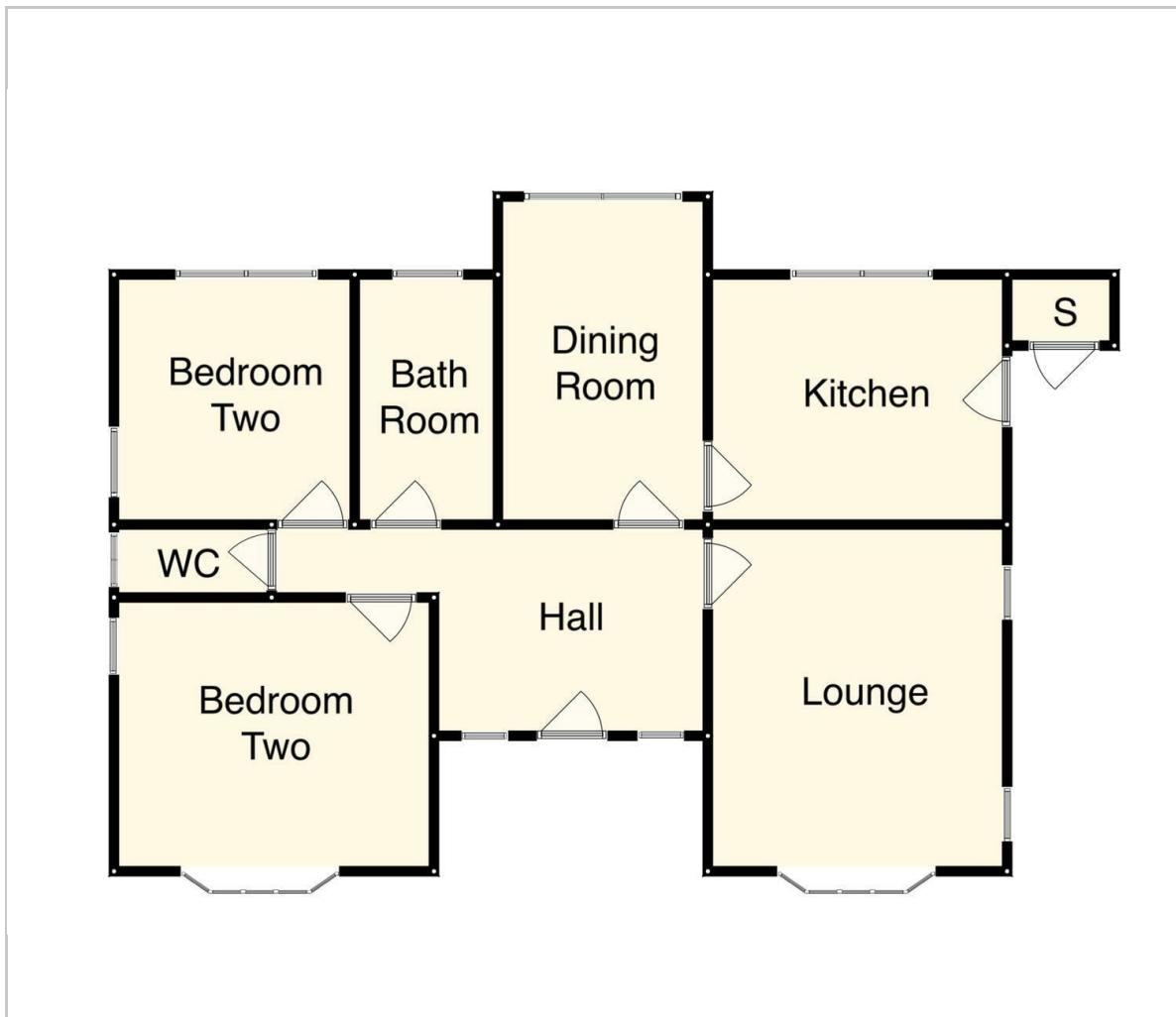
## Services

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

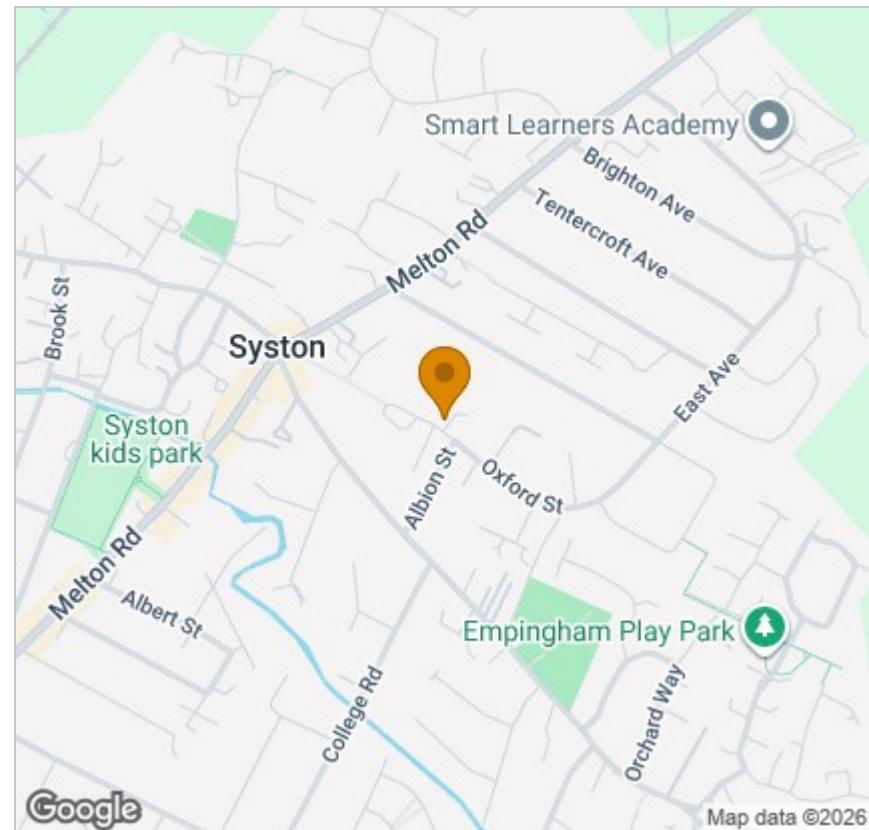
Internet, standard, ultra and super fast.

Mobile, see ofcom checker for more details, <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## 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

