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ESTATE & LETTING AGENTS

27 Brookfield Street

Syston, Leicester, LE7 2AD

O.I.R.O £240,000

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Ideal for First Time Buyers, Downsizers & Investors Alike! New to the market and being sold with no upward chain is this immaculately presented, three bedroom semi detached house set in the heart of Syston. Set on a larger than average plot with a sizeable rear garden this property also offers the potential to extend s.t.p. Inside, the property briefly comprises; entrance porch, lounge with bay window and a full width modern kitchen-diner to the ground floor with three bedrooms and a family bathroom to the first. The property also beneifts from off road parking, uPVC double glazing and gas central heating.

- Immaculately Presented
- Three Bedroom
- Semi Detached House
- No Upward Chain
- Ideal FTB/BTL
- Large Rear Garden & Off Road Parking
- Full Width Kitchen-Diner
- EPC Rating C / Council Tax Band B / 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 St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

The Property
The property is entered via a composite door leading into.

Entrance Porch
With stairs to the first floor and leads into.

Lounge
12'3" x 11'2" (3.75 x 3.42)
With uPVC double glazed bay window to the front aspect and leads into.

Kitchen-Diner
15'1" x 8'3" (4.62 x 2.52)
Fitted with a range of floor and wall mounted units with worktop and splashbacks. The full width kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, uPVC double glazed window to the rear aspect and door leading out onto the rear garden.

The First Floor Landing
With loft access, obscure uPVC double glazed window to the side aspect and provides access to.

Bedroom One
9'2" x 9'11" (2.80 x 3.03)
Double bedroom with uPVC double glazed window to the front aspect.

Bedroom Two
9'2" x 9'8" (2.80 x 2.95)
Another double bedroom with uPVC double glazed window to the rear aspect.

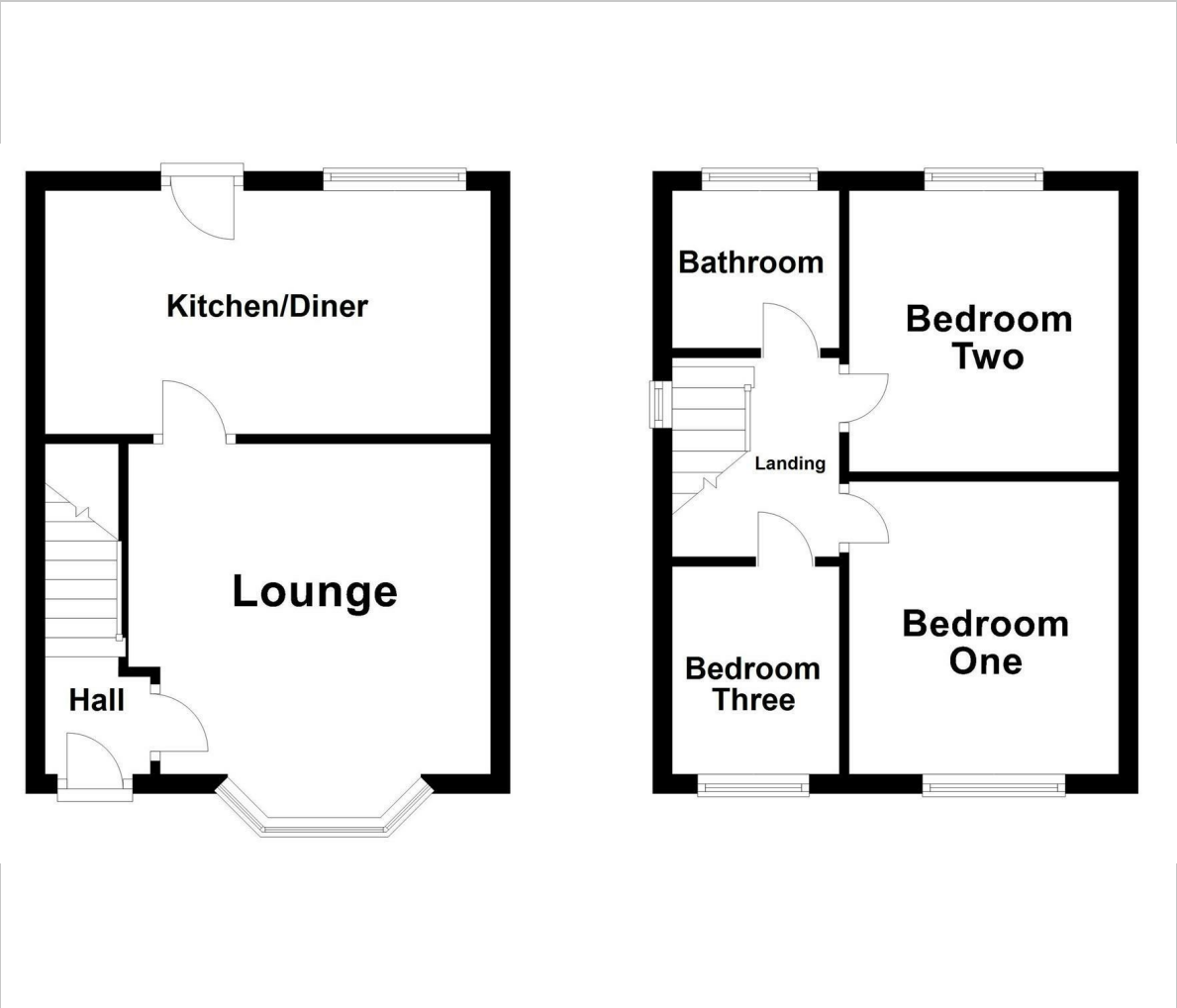
Bedroom Three
5'10" x 7'0" (1.79 x 2.15)
With uPVC double glazed window to the front aspect.

Bathroom
5'10" x 5'4" (1.79 x 1.63)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the rear aspect.

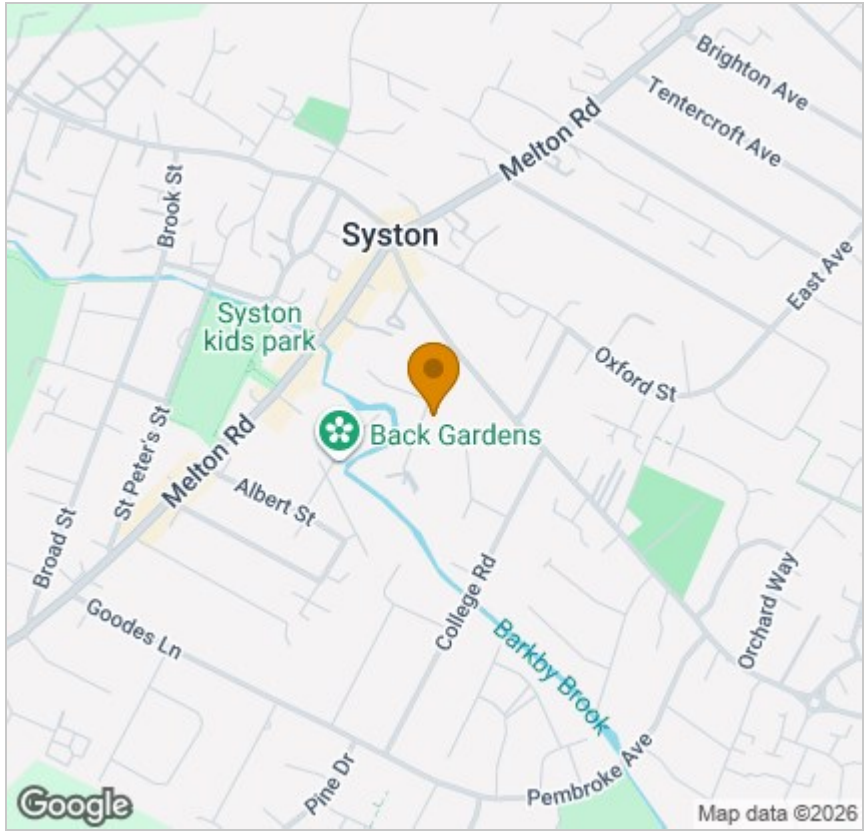
Outside
To the front of the property is off road parking for two vehicles.
To the side is a gate which in turn leads to the rear garden.
To the rear a larger than average lawned garden with patio area and fenced boundaries.

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

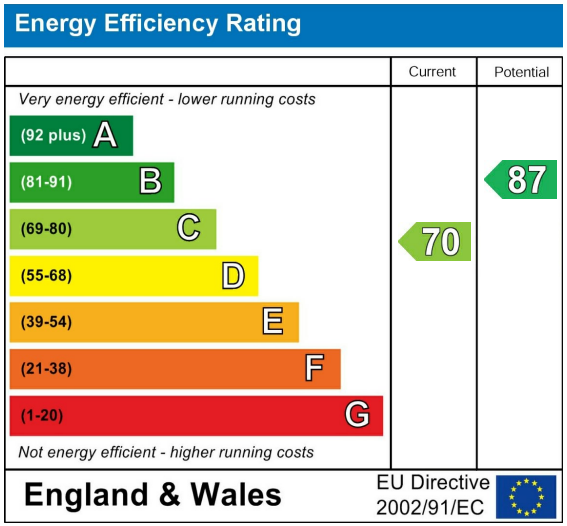
Floor Plan



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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4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/