

Aston&Co
ESTATE & LETTING AGENTS

10 Broad Street

Syston, Leicester, LE7 1GH

£375,000

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Immaculately presented and conveniently located on one of Syston's most desirable streets providing easy access to the station and Centre of town, this stylish and charming bay fronted villa offers an abundance of character and boasts a total floor space of 1431 square feet.

The accommodation briefly consists of, porch entrance hall, dining/play room, lounge, downstairs wc and a recently refitted dining kitchen to the ground floor. The first floor offers four bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, rear garden and a utility area. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Bay Fronted Villa
- Walking Distance Of the Centre & Station
- Recently Refitted 18ft Dining Kitchen with Integrated Appliances.
- Two Reception Rooms
- Four Bedrooms
- Upvc Double Glazing & Gac Central Heating
- Rear Garden & Utility Area
- EPC Rating D, Freehold, Council Tax Band C
- Previously Passed Planning Consent For Loft Conversion







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 hardwood stained glass door with decorative glazed side panels leading into.

Porch
3'3" x 5'10" (1.01 x 1.79)
With the original tiled flooring, meter cupboard, under stairs storage and recessed spotlight.

Entrance Hall
26'7" x 5'10" (8.12 x 1.78)
With tiled flooring, stairs to the first floor, coved ceiling, dado rail and provides access to the following.

Play Room/Dining Room
10'11" x 15'4" (3.34 x 4.69)
With bay window and shutters to the front, coved ceiling, feature fireplace and exposed timber flooring.

Lounge
13'10" x 11'11" (4.22 x 3.64)
With french doors leading onto the rear garden, exposed timber flooring, coved ceiling, log burner and stone hearth.

WC
6'5" x 4'5" (1.98 x 1.35)
Fitted with a two piece suite comprising low level wc and wash hand basin.

Dining Kitchen
19'4" x 9'10" (5.90 x 3.00)
Fitted with a range of floor and wall mounted units with quartz work tops and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, Belfast sink, integrated dishwasher and fridge freezer, vertical radiator and tiled flooring.

The First Floor Landing
With upvc double glazed window to the front aspect, chandelier, loft access, storage cupboard and provides access to the following.

Bedroom One
11'5" x 13'1" (3.49 x 4.00)
With bay window to the front, coved ceil and fitted wardrobes.

Bedroom Two
15'3" x 11'10" (4.67 x 3.63)
With upvc double glazed window to the rear aspect and cast iron fireplace.

Bedroom Three
10'0" x 9'10" (3.05 x 3.02)
With upvc double glazed window to the side aspect, laminate wood flooring, cast iron fire place and door leading into.

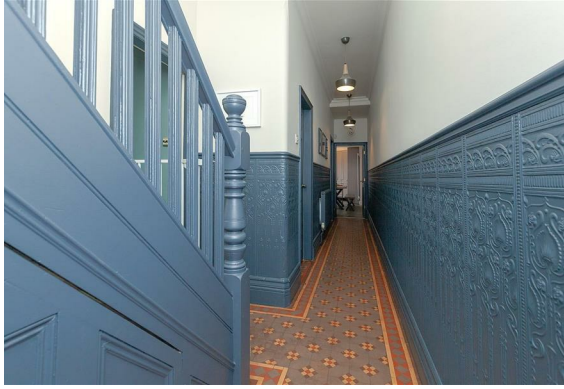
Bedroom Four
6'11" x 9'10" (2.13 x 3.02)
With upvc double glazed window to the rear aspect, coved ceiling and laminate wood flooring.

Family Bathroom
2.03m x 1.93m
Fitted with a three piece suite comprising low level WC, pedestal basin and bath with shower over, heated towel rail and window to the side aspect.

Outside
To the front of the property there is a graveled frontage with wall boundary and gated pedestrian access to the rear garden. To the rear of the property there is walled garden with block paved patio, walled boundaries and oak planters with the remainder being laid to lawn.

Utility Area
With power, light, and plumbing for a washing machine and space for a dryer.

Prior Planning Consent.
The property has previously had planning agreed to convert the loft into a master bedroom with en-suite bathroom.





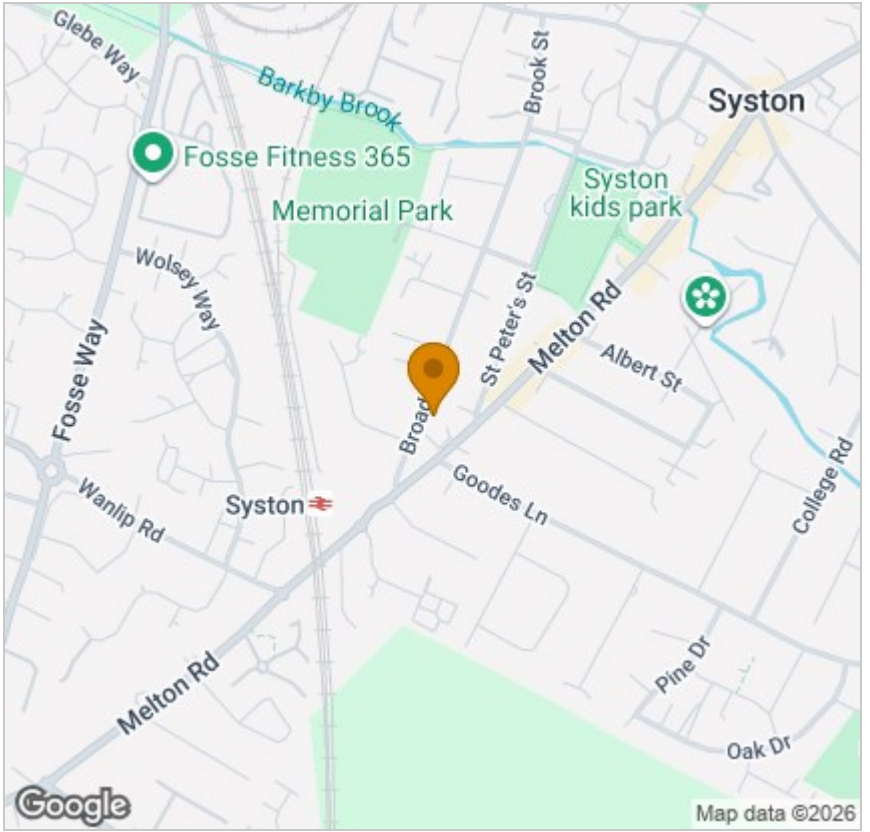




Floor Plan



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

