



50 Fosse Way  
Syston, Syston, LE7 1NE  
**£300,000**





**SPACIOUS SEMI DETACHED HOME, GENEROUS PLOT, AMPLE PARKING, LOTS OF POTENTIAL!!!!**

Set in the popular town of Syston this spacious semi detached home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, two reception rooms and a kitchen to the ground floor with three bedrooms and a bathroom to the first floor. The property also benefits from, upvc double glazing, gas central heating, a large rear garden and parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Semi Detached Family Home
- Generous Plot With Great Potential
- Two Spacious Reception Rooms
- Three Bedrooms
- Gas Central Heating & Upvc Double Glazing
- Parking For Several Vehicles
- Walking Distance Of The Station
- EPC Rating F, Freehold, Council Tax Band B





**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 double glazed upvc door leading into.

**Entrance Hall**

14'4" x 6'3" (4.39 x 1.93 )

With stairs to the first floor, understairs storage and provides access to the following.

**Lounge**

11'0" x 12'4" (3.36 x 3.78 )

With bay window to the front, laminate wood flooring, picture rail and feature fireplace.

**Dining Room/Family Room**

11'0" x 12'4" (3.36 x 3.76)

With feature fireplace, exposed floor boards, picture rail and door leading onto the rear garden.

**Kitchen**

8'11" x 6'3" (2.72 x 1.93 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs, the kitchen also benefits from a fitted oven and hob, sink and drainer unit, plumbing for washing machine and door leading to the lean to.

**The First Floor Landing**

With window to the side, loft hatch and provides access to the following.

**Bedroom One**

11'0" x 12'4" (3.36 x 3.78)

With window to the rear, built in cupboard and picture rail.

**Bedroom Two**

11'0" x 10'11" (3.37 x 3.34)

With window to the front.

**Bedroom Three**

8'0" x 6'4" (2.45 x 1.94)

With window to the front.

**Bathroom**

6'4" x 6'3" (1.94 x 1.91 )

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

**Outside**

To the front is a large gravelled drive way providing off road parking for several vehicles and may be suitable for a caravan or motorhome.

To the rear is a generous garden with two patios, pergola and lawned areas with fenced boundaries, lean to storage area and several sheds.

**Services**

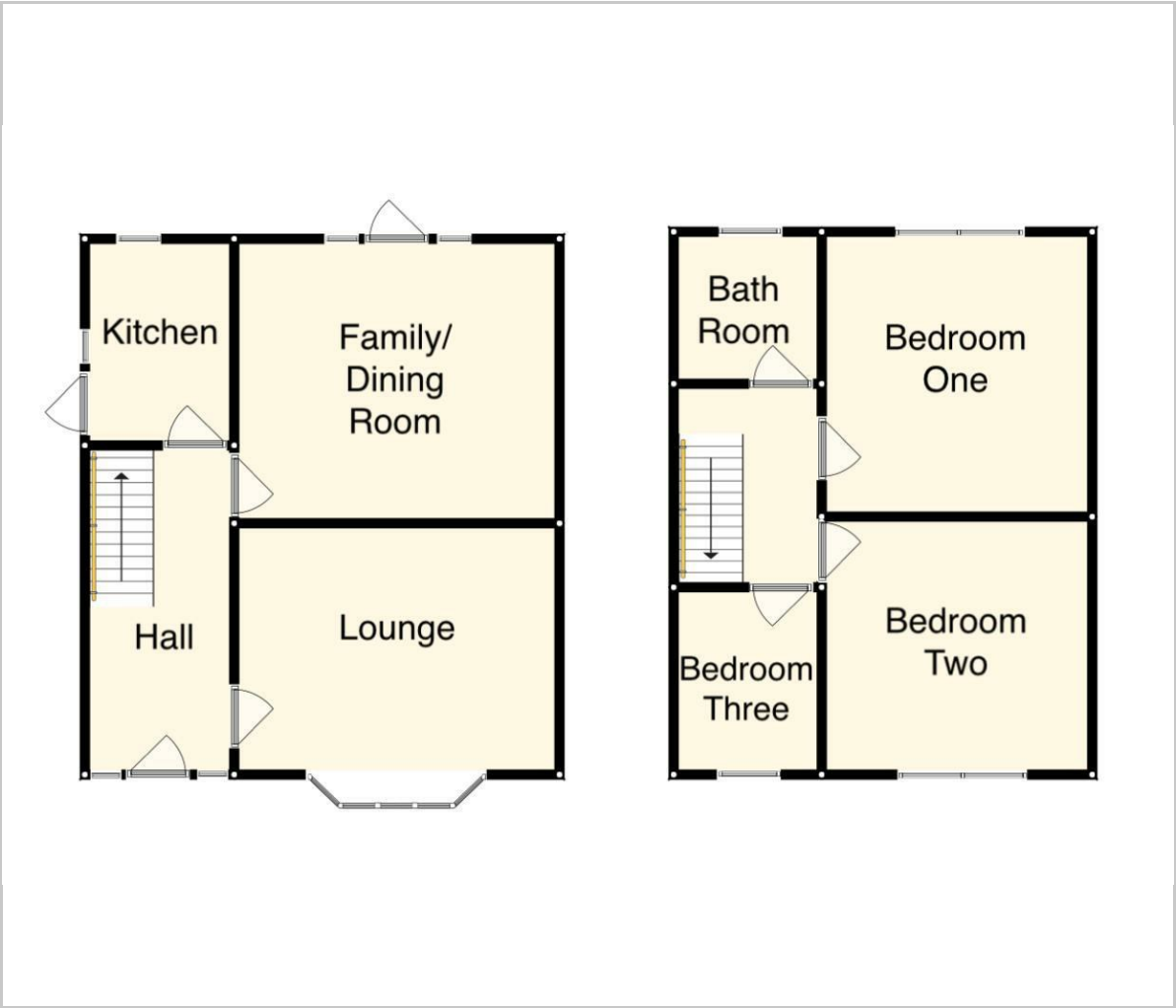
The property benefits from mains gas, water electric and drainage.

Internet standard-super and ultrafast, see ofcom checker for more details.

Mobile- see ofcom checker for more details



Floor Plan



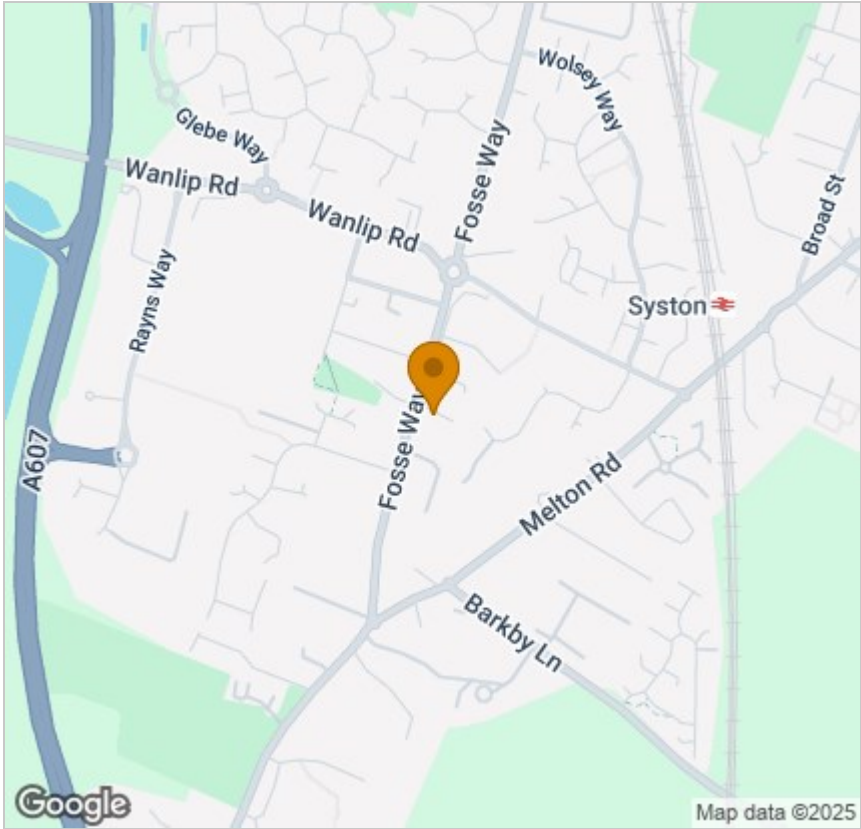
Viewing

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

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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Area Map



Energy Efficiency Graph

