Aston&Co
ESTATE & LETTING AGENTS

9 Plumtree Way

Syston, Leicester, LE7 2LH

Offers In The Region Of £230,000

2 1 2

Aston & Co are delighted to offer to the market this well presented, two bedroom, extended semi detached house in the ever popular Syston. Situated just a short walk from Merton Primary School and Deville Park this property is ideal for first time buyers, downsizers and investors alike. Inside, the property briefly comprises; entrace porch, lounge, full width modern refitted kitchen and a conservatory to the ground floor. To the first floor are two bedrooms and a modern family bathroom. The property also benefits from off road parking for multiple vehicles, car port with power, shed with power and light, spacious rear garden, uPVC double glazing and gas central heating.

- Well Presented
- Two Bedroom
- Semi Detached House
- Modern, Refitted Kitchen & Bathroom
- Conservatory with Power & Light
- Car Port & Shed With Power & Light
- Spacious Rear Garden
- EPC Rating TBC / 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 Merton Primary School and Wreake Valley Academy.

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

Entrance Porch
4'5" x 2'10" (1.37 x 0.87)
With an obscure uPVC double glazed window to the side aspect and leads into.

Hall
With uPVC double glazed window to the side aspect, stairs leading to the first floor and provides access into.

Lounge
13'10" x 13'10" (4.24 x 4.22)
(maximum measurements) Spacious lounge with feature fireplace, uPVC double glazed window to the front aspect and leads into.

Kitchen
13'10" x 8'7" (4.24 x 2.62)
Fitted with a modern range of soft closing floor and wall mounted units with worktop and splashbacks. The kitchen also benefits from a gas hob, oven and extractor, integrated dishwasher, stainless steel sink and drainer unit, plumbing for a washing machine, spotlights, uPVC double glazed window to the rear aspect and French doors leading into the conservatory.

Conservatory
14'2" x 8'8" (4.32 x 2.65)
With blue tinted glass roof, power, light, heating and French doors leading out onto the rear garden.

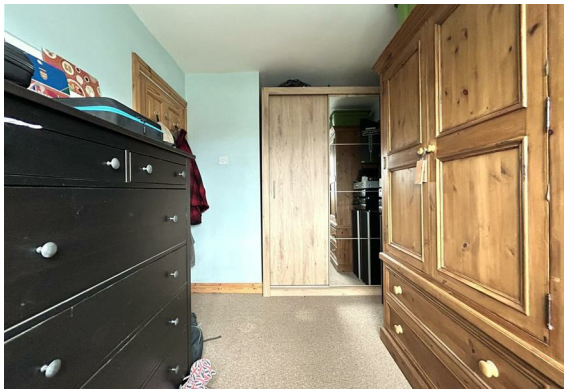
The First Floor Landing
With drop down ladder into a boarded loft, storage cupboard, uPVC double glazed window to the side aspect and provides access into.

Bedroom One
10'8" x 10'10" (3.26 x 3.32)
Double bedroom with fitted storage and uPVC double glazed window to the front aspect.

Bedroom Two
7'8" x 11'8" (2.34 x 3.56)
Another double bedroom with uPVC double glazed window to the rear aspect.

Bathroom
5'10" x 6'4" (1.80 x 1.94)
Fitted with a modern three piece suite comprising bath with shower over and vanity unit with wc and basin. The bathroom also benefits from a heated towel rail, extractor fan and spotlights.

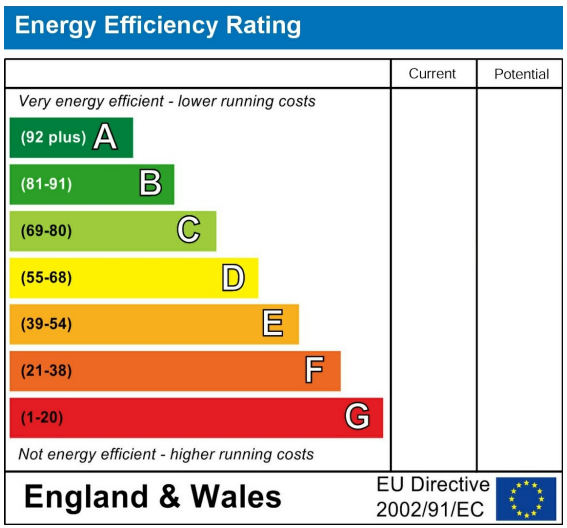
Outside
To the front of the property is a tarmac driveway which in turn leads to the front door and car port.
To the side is a car port with power and leads to the rear.
To the rear is a well presented garden with gazebo, shed with power and light and paved patio with the remainder being laid to lawn.



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.

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.

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