Aston&Co
ESTATE & LETTING AGENTS



21 Lincoln Drive

, Syston, LE7 2JW

O.I.R.O £190,000

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NO UPWARD CHAIN! Attention First Time Buyers & Investors! Aston and Co are delighted to offer to the market this spacious end-town house set in the popular town of Syston. The accommodation briefly consists of, entrance hall, kitchen and a lounge-diner to the ground floor. To the first floor are two good size bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, front & rear gardens and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Spacious End Town House
- Ideal First Time Buy with No Upward Chain
- Two Good Size Bedrooms
- Front & Rear Gardens
- Allocated Parking
- Gas Central Heating
- Upvc Double Glazing
- EPC Rating C, 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, Fosse Park Shopping Centre 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
4'10 x 5'04 (1.47m x 1.63m)
With tiled flooring and provides access to the following.

Kitchen
6'07 x 9'08 (2.01m x 2.95m)
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, hob and extractor, sink and drainer unit and plumbing for a washing machine.

Lounge
16'09 x 12'05 (5.11m x 3.78m)
With stiars to the first floor and patio doors leading on to the rear garden.

The First Floor Landing
With airing cupboard, loft hatch and provides access to the following.

Bedroom One
11'04 x 12'06 (3.45m x 3.81m)
With window to the rear and built in wardrobe.

Bedroom Two
11'00 x 6'00 (3.35m x 1.83m)
With window to the front and built in wardrobe.

Bathroom
6'01 x 5'09 (1.85m x 1.75m)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside
To the front of the property is a lawned garden with paved path leading to the property and gated access to the rear.
To the rear is a garden with patio and lawned areas with fenced boundaries.

Parking
The property benefits from an allocated parking space.

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

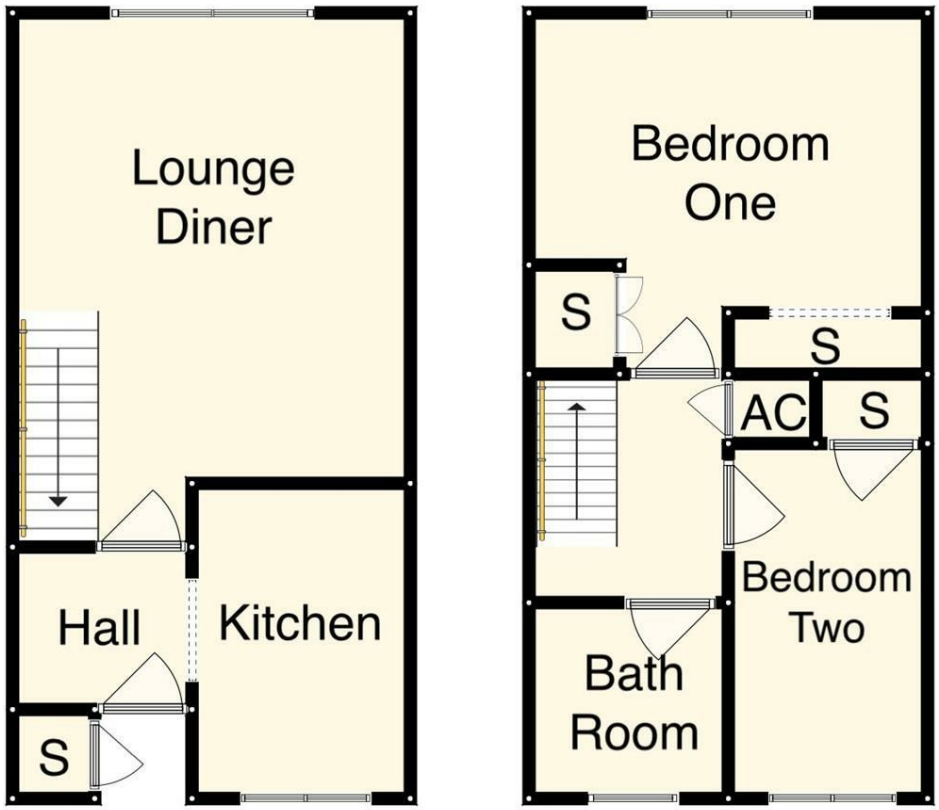








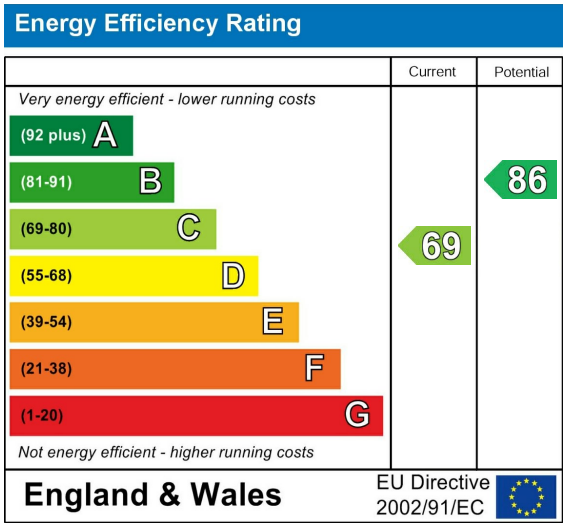
Floor Plan



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.

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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