



## St. Peters Street, Syston

Leicester, Leicestershire, LE7 1HJ

**NEWTON**FALLOWELL 

**St. Peters Street, Syston**  
**Leicester, Leicestershire, LE7 1HJ**  
**Guide Price £149,950**

**\*\*\* SPACIOUS TWO BEDROOMED TRADITIONAL TERRACED HOME \*\*\* CLOSE TO TOWN CENTRE AND RAIL STATION/REGULAR BUS LINKS TO CITY \*\*\* TWO RECEPTION ROOMS \*\*\***

A perfect buy for the first time buyer or buy to let investor, this spacious two bedroomed Victorian terraced home is conveniently located close to all local amenities and within close proximity to all local amenities of Syston town centre including regular bus services and rail station. The property is well presented throughout, retains plenty of original features including ceiling roses and coving and offers two reception rooms alongside two generous first floor bedrooms.

The internal accomodation comprises; entrance hall, sitting room, dining room, fitted kitchen, first floor landing, two bedrooms and a family bathroom.

Externally there is a well proportioned rear enclosed rear garden with a timber decking area and lawn with shrub borders.



### Accommodation

An obscure UPVC double glazed front door leads to:-

### Entrance Hall

Having a laminate floor, radiator, stairs and doors off to:-

### Sitting Room

Having a laminate floor, radiator, feature multi fuel stove, television point, built in cupboard and a UPVC double glazed window to the front elevation.

### Dining Room

Having a laminate floor, UPVC double glazed window to the rear elevation, feature pine fireplace, door to a cellar ideal for storage and door to:-

### Kitchen

Being fitted with a range of wall and base units in white gloss with a complementary granite effect work surface, inset ceramic one and a third bowl sink and drainer, mixer tap over, tiled splashbacks, integrated electric oven and grill, four ring gas hob with extractor hood over, space for under counter fridge and freezer, space for washing machine and slimline dishwasher, radiator, UPVC double glazed window to the side elevation and a stable door leading out to the garden.

### First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a Velux style window, loft access and doors off to:-

### Master Bedroom

A particularly spacious master bedroom, having two UPVC double glazed windows to the front elevation, feature cast iron fireplace and radiator.

### Bedroom Two

Having a UPVC double glazed window to the rear elevation, radiato and feature cast iron fireplace.

### Family Bathroom

Being fitted with a panelled bath with shower over, low flush WC, pedestal wash hand basin, ceramic tiling to water sensitive areas, extractor, radiator and an obscure UPVC double glazed window to the rear elevation.

### Exterior and Gardens

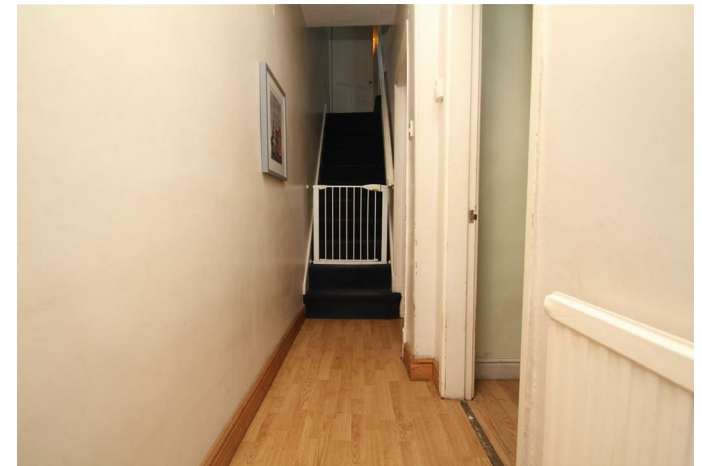
To the rear of the property there is a good sized enclosed rear garden, mainly laid to lawn with a shrub border, timber decking area and flagstoned patio.

### Disclaimer

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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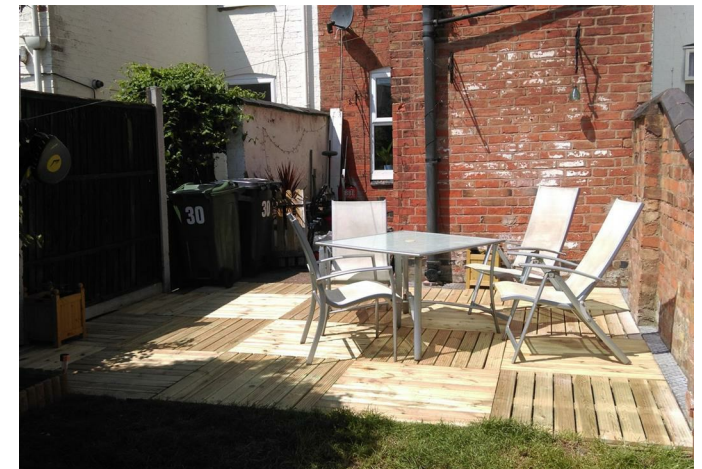
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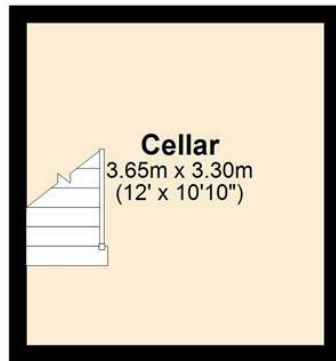
#### FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

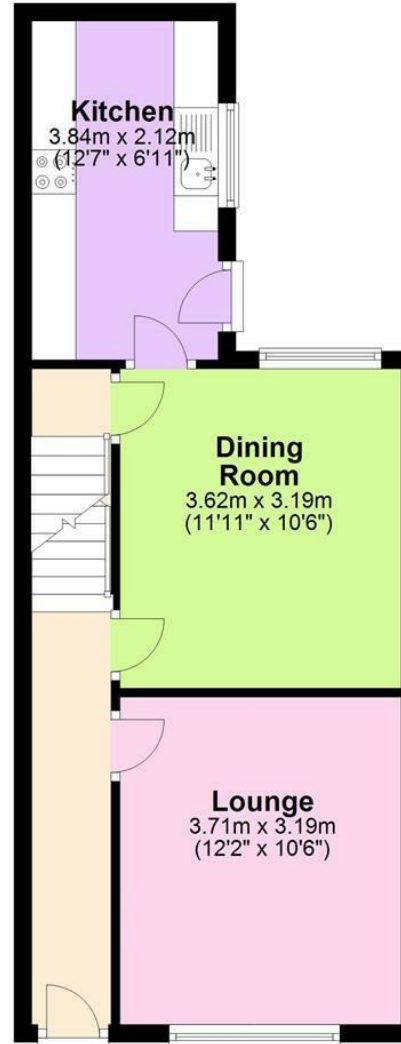


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Cellar**  
Approx. 12.0 sq. metres (129.7 sq. feet)



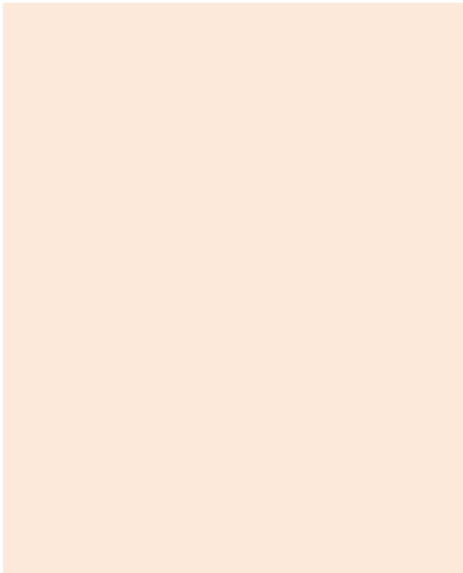
**Ground Floor**  
Approx. 37.1 sq. metres (398.8 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 sq. feet)



**NEWTON  
FALLOWELL**

t: 01163440110

e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

