

JAMES
SELLICKS



The Old Vicarage

SYSTON, LEICESTERSHIRE

Sales • Lettings • Surveys • Mortgages



The Old Vicarage

Syston
Leicestershire
LE7 1HR

A stunning, extended and meticulously refurbished former vicarage located opposite the Parish Church in a conservation area close to the heart of Syston. The property offers spacious family accommodation over three floors with the addition of a self contained annexe providing useful accommodation for extended family, rental accommodation or home office.

Entrance hall | cellar | cloakroom | sitting room | second sitting room | dining room | breakfast kitchen | three first floor bedrooms (bedrooms two and three interconnecting | family bathroom | two second floor bedrooms | Jack and Jill shower room | front forecourt | lawned side garden | driveway | large double garage | private rear lawned gardens | Annexe comprising living kitchen, double bedroom and bathroom | EPC - D

LOCATION

Syston is a thriving village lying some six miles north east of Leicester. It offers a vibrant range of shopping, leisure and recreational facilities, has excellent road networks via the western distributor road, and is on the edge of some delightful countryside.

ACCOMMODATION

The property is entered via a timber front door into an entrance hall providing access to the cellar, having a glazed door to the rear, and housing a storage cupboard and the stairs to the first floor. A ground floor cloakroom provides a white two piece suite comprising a low flush WC and wash hand basin. The sitting room has a fireplace with gas living flame fire, slate hearth and back, timber surround, a bay window to the front and double doors with windows either side leading to the garden. An inner hall with a window to the front and a built-in pine storage cupboard gives access to the second sitting room, having an open fireplace, exposed ceiling beams and double doors with side window. The dining room has a gas living flame fire with tiled inserts, marble hearth and timber surround, exposed ceiling beams, built-in storage cupboards, two windows to the front and double doors leading onto the side garden. The breakfast kitchen has a range of eye and base level units, ample bamboo preparation surfaces, a ceramic Belfast sink unit with mixer tap over, additional filtered water tap, Smeg double oven, four-ring gas hob, fridge, window and two doors to the rear.

To the first floor is a landing with a window to the rear. The master bedroom has a cast iron horseshoe shaped fireplace with timber surround, a wash hand basin and two windows to the front and rear. The family bathroom has a four piece suite comprising a high flush WC, sink unit, freestanding bath with shower attachment over, steam/spa shower and window to front.





Bedroom three has a small built-in cupboard, two windows to the front and rear and is interconnecting to bedroom four which has a built-in storage cupboard, a circular sink, shower cubicle and two windows to the front and rear.

To the second floor is a landing with a window to the rear. Bedroom four has a cast iron horseshoe shaped fireplace with timber surround, two windows to the front and rear. The Jack and Jill en-suite has a white three piece suite comprising a low flush WC, pedestal wash hand basin and a shower cubicle, chrome heated towel rail and access to bedroom five, having a window to the front.

OUTSIDE

To the front of the property is a slate chippings forecourt behind a low level wall and railings. To the right of the property are lawned gardens with a block paved driveway providing access to a large garage with twin up and over doors. To the rear of the property are attractive landscaped gardens, predominantly laid to lawn with paved and gravelled seating areas and a mature planting scheme.



ANNEXE

There is separate rear access to an annexe located above the double garage and comprising stairs leading to the first floor living kitchen, having a range of white eye and base level units, a Bosch oven with four-ring gas hob, a stainless steel one and quarter bowl sink, plumbing for automatic washing machine, two windows to the front and side and double doors leading onto a Juliet balcony. The bedroom has a window to the rear. The bathroom has a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower attachment over, window to the front.

DIRECTIONAL NOTE

Proceed out of Leicester via the Melton Road. Upon reaching the Thurmaston Retail park take the third exit onto Melton Road into the centre of Syston, eventually taking the first exit at the roundabout onto High Street and turning first right onto Upper Church Street where The Old Vicarage can be located on the right hand side.



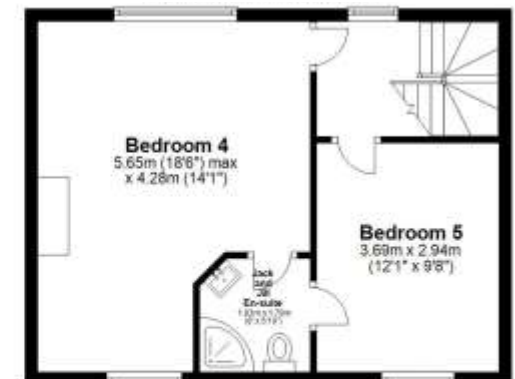
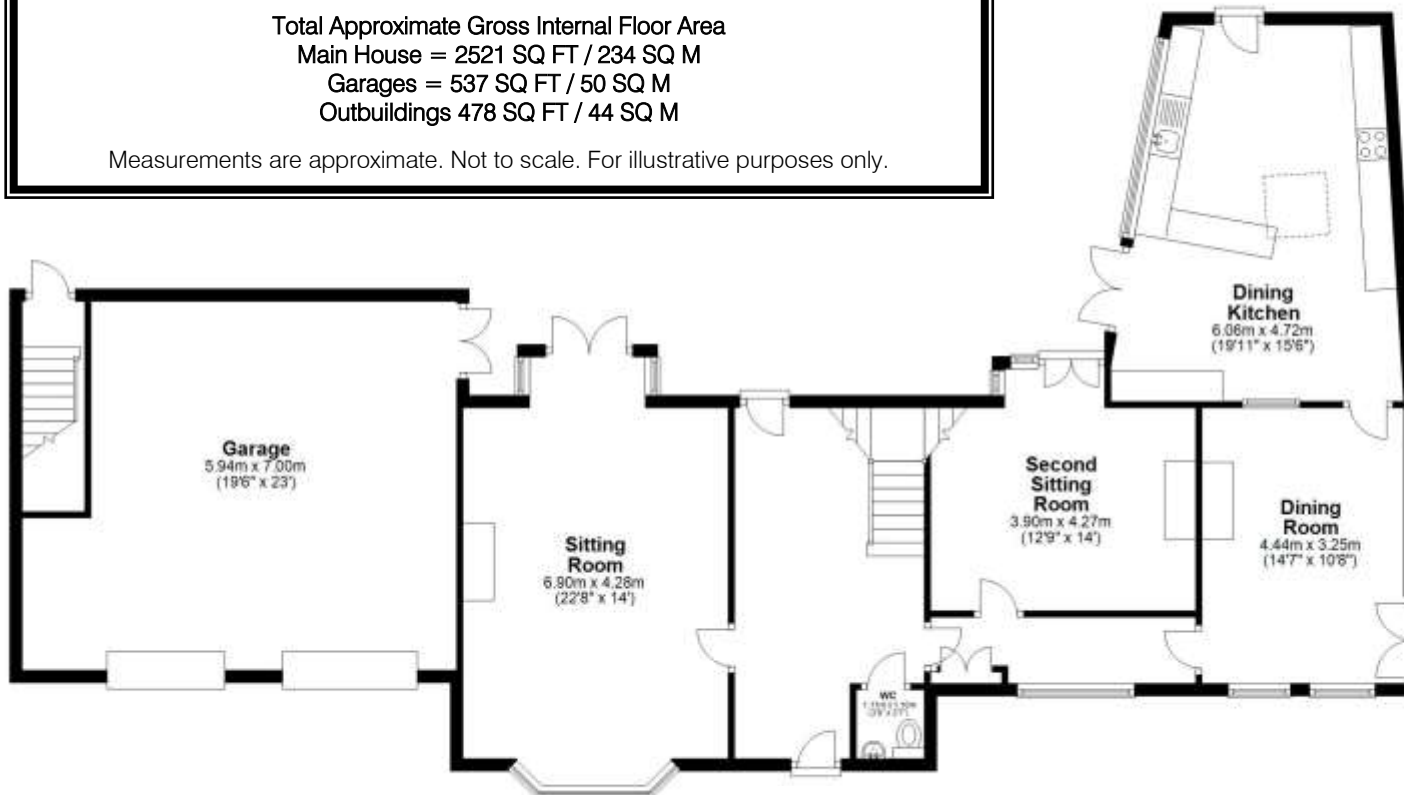
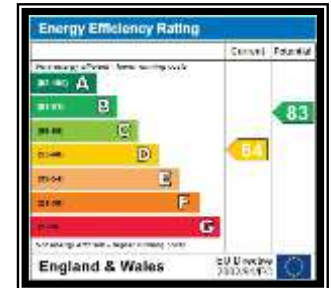




The Old Vicarage, Syston, Leicestershire LE7 1HR

Total Approximate Gross Internal Floor Area
 Main House = 2521 SQ FT / 234 SQ M
 Garages = 537 SQ FT / 50 SQ M
 Outbuildings 478 SQ FT / 44 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





Leicester Office
 56 Granby Street
 Leicester LE1 1DG
 0116 2854 554
 info@jamesellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437



JAMES SELICKS

www.jamesellicks.com

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.