

# JAMES SELICKS

91 FOSSE WAY

SYSTON, LEICESTERSHIRE





## 91 Fosse Way, Syston, Leicestershire LE7 1NF

An attractive, four bedroom Victorian semi-detached home with a deep rear garden and garage, located within this thriving Charnwood village.

Entrance hall • cloakroom • sitting room • dining room • kitchen • wet room • cellar • four bedrooms • bathroom • front forecourt • large rear gardens • workshop • garden room • garage • EPC - E

### Location

Syston is a vibrant village flanked by some of the County's most beautiful rolling countryside whilst being located just six miles north-east of Leicester city centre. The village provides a good range of shopping, leisure and recreational facilities and excellent access to the M1/M69 motorway networks and associated Fosse Retail Park.

### Accommodation

An entrance hall with oak Parquet flooring houses the return staircase to the first floor and gives access to the converted cellar providing a home office or playroom with ventilation, a window and built-in shelving. The sitting room has a bay window to the front, decorative ceiling coving and rose, a feature wooden fireplace with inset gas living flame effect fire, marble hearth and back, polished oak flooring. The dining room has windows to the side and rear, decorative ceiling coving and rose. A ground floor cloakroom provides a two piece suite. The dining kitchen has two windows to the side, a good range of eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a one and a half bowl stainless steel sink with mixer tap, integrated appliances include a fridge, microwave, Bosch electric oven, an induction hob with two gas burners and an extractor over, inset ceiling spotlights and tiled flooring. A ground floor wet room with a chrome heated towel rail provides a shower and wash hand basin. A rear porch area with exposed brickwork and tiled flooring has a window and door leading onto the rear garden.

The first floor galleried landing has a window to the side, a useful built-in storage cupboard and the airing cupboard housing the boiler and loft access. The master bedroom has decorative ceiling coving and rose and a window to the front. Double bedroom two has decorative ceiling coving and rose, a pedestal wash hand basin and windows to the side and rear. Bedroom three has a window to the side and a wash hand basin. Bedroom four has a window to the front, a good range of built-in wardrobes and decorative ceiling coving. The bathroom has an opaque glazed window to the side, an oval bath, enclosed WC, pedestal wash hand basin and a separate shower cubicle, ceiling spotlights and fully tiled walls.

### Outside

To the front of the property is a small walled forecourt with a personal gate and path to the front door. To the rear of the property is a gravelled patio with brick borders and steps leading down to deep lawned gardens with a variety of trees, shrubs and plants, a timber arbour, pond, brick workshop, a garden room and a garage (accessed off Maiden Street).

Tenure : Freehold

Council Tax : Charnwood Borough Council, Tax Band D

















Leicester Office  
 56 Granby Street  
 Leicester  
 LE1 1DH  
 0116 2854554  
 info@jamesselicks.com

Market Harborough Office  
 01858 410008

Oakham Office  
 01572 724437

jamesselicks.com



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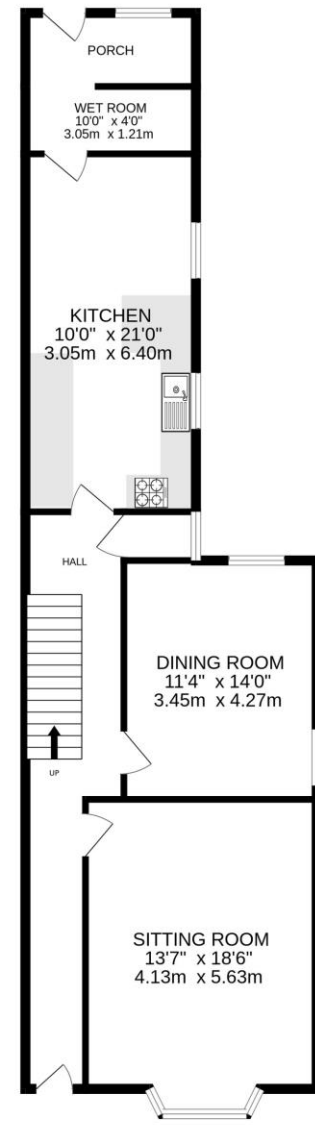
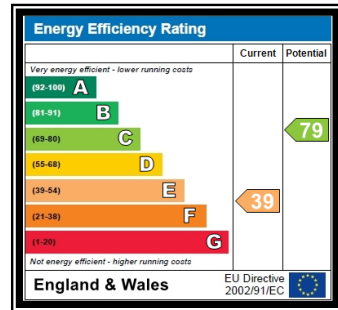
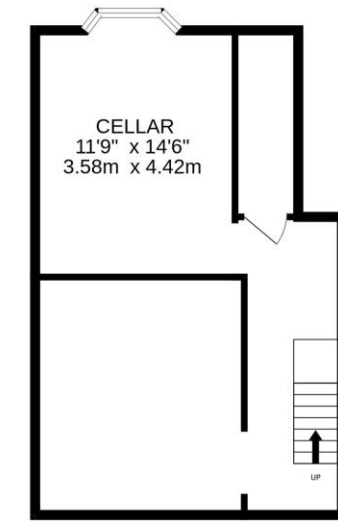
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**Measures and Other Information**

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.



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**Total Approximate Gross Internal Floor Area = 1907 SQ FT / 177 SQ M**

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