



Priory Close, Syston, LE7



5



3



2

£600,000



Key Features

- Four Double Bedrooms (Master With En-suite)
- Executive Detached Family Residence
- Downstairs Fifth Bedroom With Shower Room
- Sought After Cul De Sac Location
- Rare to the Market
- Two Reception Rooms & Breakfast Kitchen
- EPC rating C
- Freehold





FABULOUS FAMILY HOME! - Situated in arguably one of Syston's most desirable locations, this four/five double bedroomed executive detached residence is positioned at the head of a peaceful cul-de-sac and offers well proportioned accommodation across two floors, perfect for growing families. Benefiting from gas central heating and double glazing, the accommodation includes an entrance hall, wc, living room, formal dining room, open plan breakfast kitchen with pantry and bedroom with en-suite. Stairs rising to the first floor landing which gives access to four practical bedrooms and a family bathroom, the master bedroom having access to its own ensuite shower room. All set within a plot which affords room for a driveway and lawned gardens to the rear, making for a well rounded home in a desirable location. No Chain!

Ground Floor

Upon entry, you're welcomed into a hallway with access to all ground floor rooms, including a guest WC and stairs to the first floor. The main reception room features a charming Inglenook fireplace and a walk-in bay window. Double doors lead to the formal dining room, ideal for entertaining, with sliding doors to the garden. The modern breakfast kitchen offers wall and base units, work surfaces, sink with mixer tap, built-in oven, five-ring gas hob with hood, space for appliances, tiled flooring, and a built-in pantry. A versatile fifth bedroom with en-suite shower room completes the ground floor and can also serve as a second reception room or home office.

First Floor

Upstairs, you'll find four well proportioned double bedrooms, each benefiting from built-in wardrobes. The master bedroom further impresses with its own walk-in dressing room and a private en-suite shower room, complete with a three-piece suite. Completing

the first floor is the family shower room, featuring a walk-in shower, WC, and a double wash hand basin, all set against tiled surrounds.

Outside

The property occupies arguably one of Syston's most desirable cul-de-sac locations tucked away in a peaceful position with a pleasant lawn to the front running alongside a double driveway which provides off street parking. Gated access then leads to the rear where a lawned garden can be found having timber fencing to the perimeter and a paved patio area adjacent to the house.

Location

The town centre offers a wide range of shops, supermarkets, pubs, and eateries, catering to everyday needs and leisure. Local education is well served by schools such as Merton Primary and Wreake Valley Academy. Excellent transport links include the A46 Leicester Western Bypass, providing convenient access to the M1 and M69 motorways, as well as a mainline railway station for commuters. With its strong amenities and connectivity, Syston has become an increasingly attractive choice for those seeking a base in the East Midlands.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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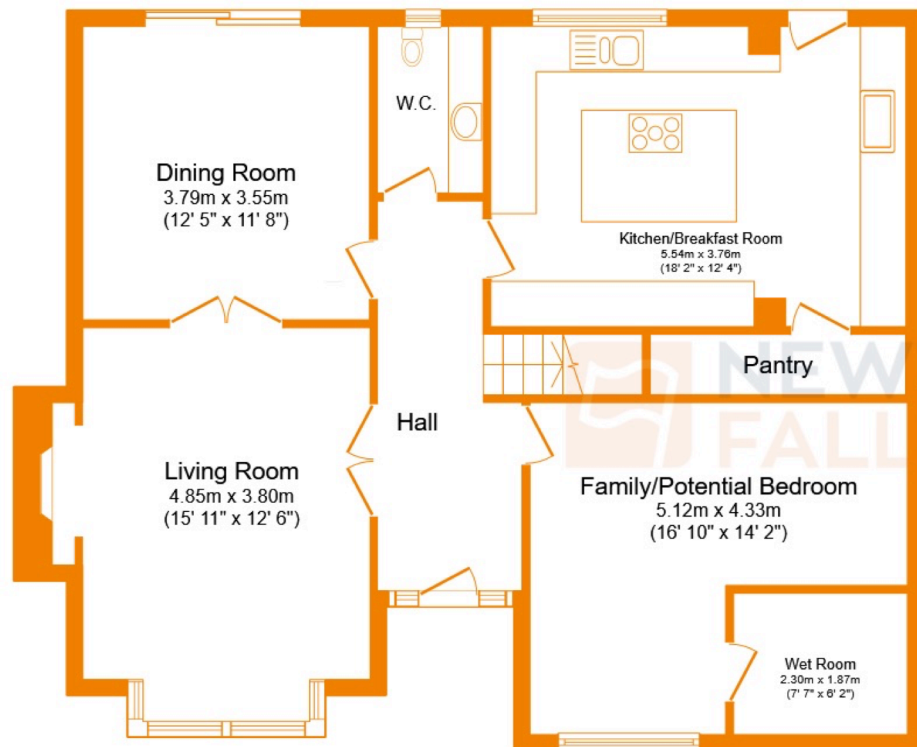
are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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Ground Floor



First Floor

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