



Goodes Lane, Syston, LE7



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£335,000

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## Key Features

- Three Bedrooms
- Semi Detached Home
- Family Room Extension With Bi-Folding Doors
- Upgraded Boiler (2021)
- Within Walking Distance to Local Schooling, Bus Routes & Train Station
- Enlarged Family Bathroom
- EPC rating TBC





**EXTENDED DREAM FAMILY HOME!** - Enjoying the use of a two storey extension, fall in love with this totally transformed and completely renovated three bedroom semi detached property occupying a family friendly position in this very popular location in Syston. Benefiting from an upgraded central heating boiler fitted in 2021, the layout includes an entrance porch and hall, guest WC, lounge with bay, kitchen diner leading through to the family room extension with bi-folding doors. A utility room completes the ground floor. Upstairs you will find three bedrooms and an enlarged bathroom. The property offers parking to the front, with a larger than normal garden to the rear not overlooked from beyond. An immediate viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entering the home, you are welcomed into a bright entrance porch, which leads through to an inviting hallway. Here, you'll find a staircase rising to the first floor and convenient access to a guest WC. The lounge is illuminated by a walk-in bay window to the front elevation, allowing natural light to flood the space. This room also features a central fireplace and stylish wood-effect flooring, creating a warm and homely atmosphere.

### Heart of the home

At the heart of the home lies the stunning open-plan kitchen, dining, and family room, a true standout feature. Ideal for modern family living and entertaining, this expansive space is perfect for gatherings and everyday life alike. The kitchen is fitted with a contemporary range of units, complete with work surfaces and soft-close drawers. Features include an inset sink and drainer, 'CDA' oven and microwave, hob with extractor hood, and an integrated dishwasher.

The family room extension enhances the space further, featuring two skylight windows and impressive bi-

folding doors that seamlessly connect the indoors with the rear garden.

Completing the ground floor is a well-appointed utility room offering additional storage and space for appliances. You'll also find the Worcester central heating boiler here which was fitted in 2021.

### First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. Another focal point of the home is the extended family bathroom now fitted with a modern four piece suite comprising a bath, wash hand basin, wc and walk in shower, with a contemporary towel radiator. There is also access to the loft space via the landing with a ladder and boarding.

### Outside

The plot features a block paved driveway providing off road parking for two cars. Gated access to the side leads to the larger than normal rear garden featuring a patio area adjacent to the home perfect for outdoor sitting and entertaining. With fencing to boundaries, feature pond, greenhouse and lawn.

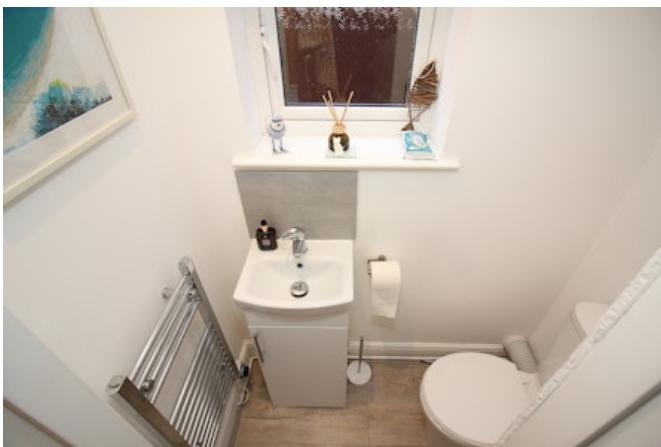
### Location

Goodes Lane enjoys a highly sought-after position within Syston, offering the perfect balance of suburban tranquillity with excellent access to amenities. The property lies just a short walk from Syston town centre, where you will find a wide variety of shops, cafés, local stores, pubs and essential services. For commuting, the location is strong. Syston railway station is nearby, providing regular services into Leicester and beyond. Major road links are also easily accessible: the A607 and A46 are close by, making travel by car to Leicester, Loughborough, and motorway connections straightforward. Families will appreciate the number of good local schools within easy reach, both primary and secondary. Green space is another strong plus: there are parks and pleasant walking routes nearby, and the semi rural countryside is not far away, offering opportunities for leisure a

### Tenure & Council Tax

We understand the property to be freehold with





vacant possession upon completion. Charnwood - Tax Band D. 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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## Referrals

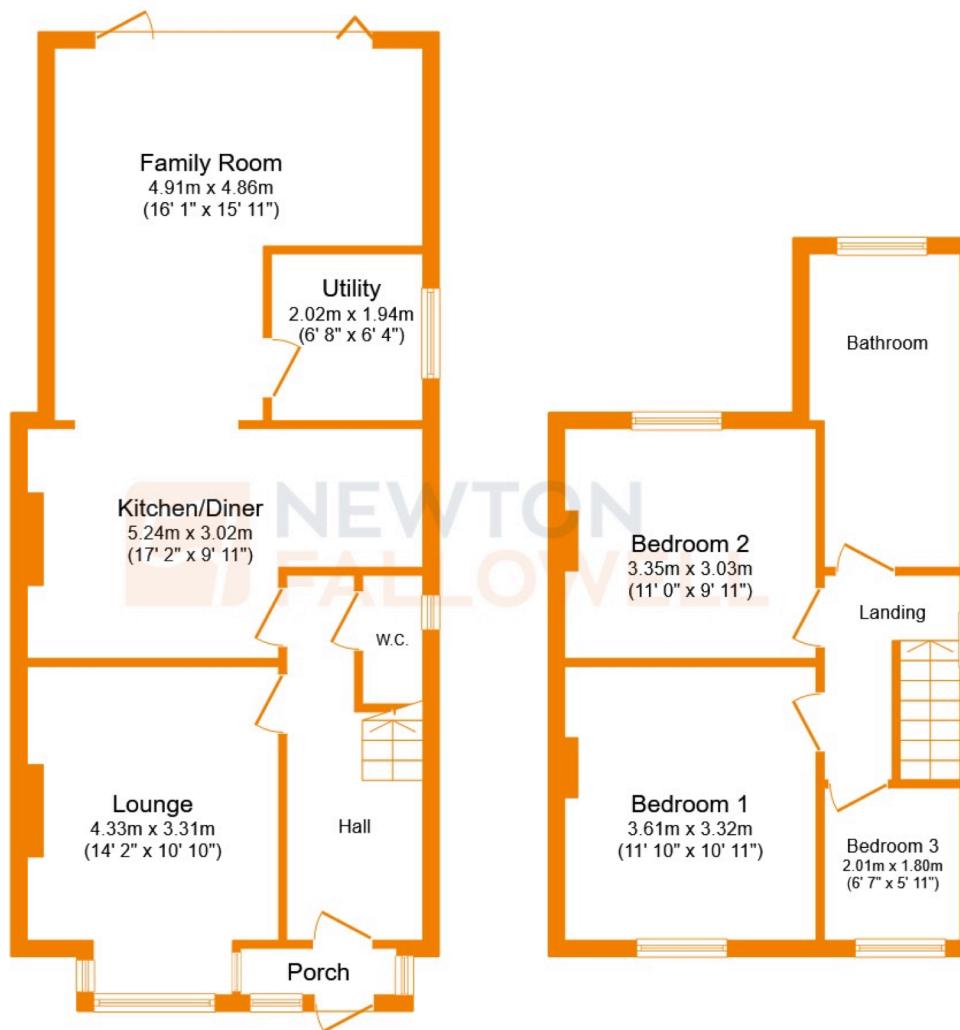
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