



Mostyn Avenue, Syston, LE7



£290,000



Key Features

- Available With No Upward Chain
- Three Bedrooms
- Semi Detached Home
- Lounge Diner & Conservatory
- Upgraded Facias & Soffits (2025)
- Driveway & Carport
- EPC rating TBC
- Freehold





Occupying a desirable corner plot in a popular location, this traditional three-bedroom semi-detached home is ideal for growing families. The well-proportioned accommodation includes an entrance hall with storage, lounge/diner, conservatory, kitchen with pantry, guest WC, and side lobby with access to a useful store and carport. Upstairs offers three bedrooms, a shower room, and a separate WC. Set behind perimeter railings, the property benefits from a front driveway and a lawned rear garden. Conveniently located within walking distance of local amenities and schools. Early viewing is highly recommended.

Ground Floor

Upon entering the property, you are welcomed into a spacious entrance hall, complete with a handy storage cupboard and a staircase leading to the first floor. A door opens into the reception room, which provides ample space for both dining and relaxation, featuring a charming fireplace and sliding doors that lead into the conservatory, offering additional living space on the ground floor. The kitchen is well-equipped with a range of wall and base units, complemented by work surfaces and space for appliances. It also benefits from a useful pantry and access to a side lobby, which includes a practical store, a ground floor WC, and a further door providing access to the carport.

First Floor

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms. A modern family shower room serves all bedrooms, complemented by a separate WC, ideal for the needs of a busy household.

Outside

Situated on a desirable corner plot, this property benefits from a front driveway offering off-road parking and access to a carport. The rear garden is predominantly laid to lawn and fully enclosed with

fencing, providing a private and secure outdoor space.

Location

Situated in the heart of Syston, Mostyn Avenue offers a highly sought-after residential setting combining convenience, community, and comfort. This well-established street is just a short walk from Syston town centre, providing easy access to a wide range of local amenities including shops, cafés, supermarkets, and restaurants.

Ideal for families, commuters, and downsizers alike, Mostyn Avenue benefits from excellent transport links, with Syston railway station nearby offering direct services to Leicester and Nottingham. The area also enjoys regular bus services and swift access to the A46 and M1, making regional travel hassle-free.

The neighbourhood is well-served by reputable primary and secondary schools, green open spaces such as Jelson Park, and local healthcare facilities. With a strong sense of community, a variety of leisure options, and everything you need within reach, Mostyn Avenue remains one of Syston's most desirable addresses.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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.

Need Independent Mortgage Advice?

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step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

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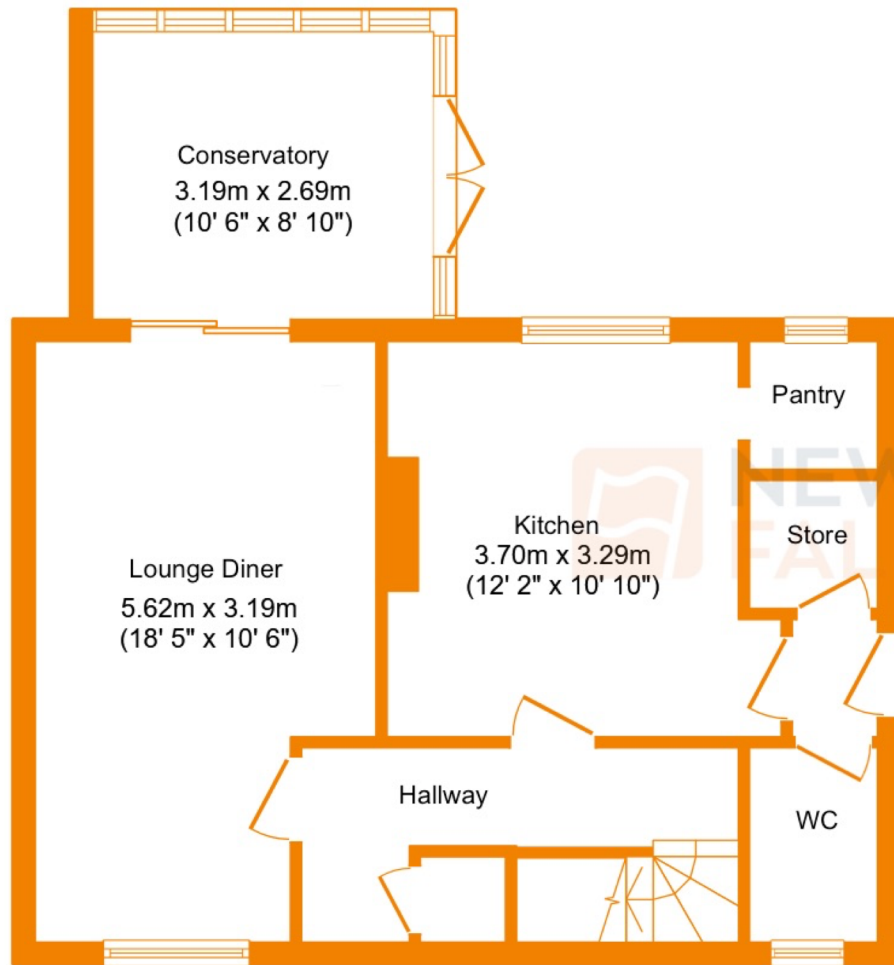
you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase 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.

Free Property Valuations

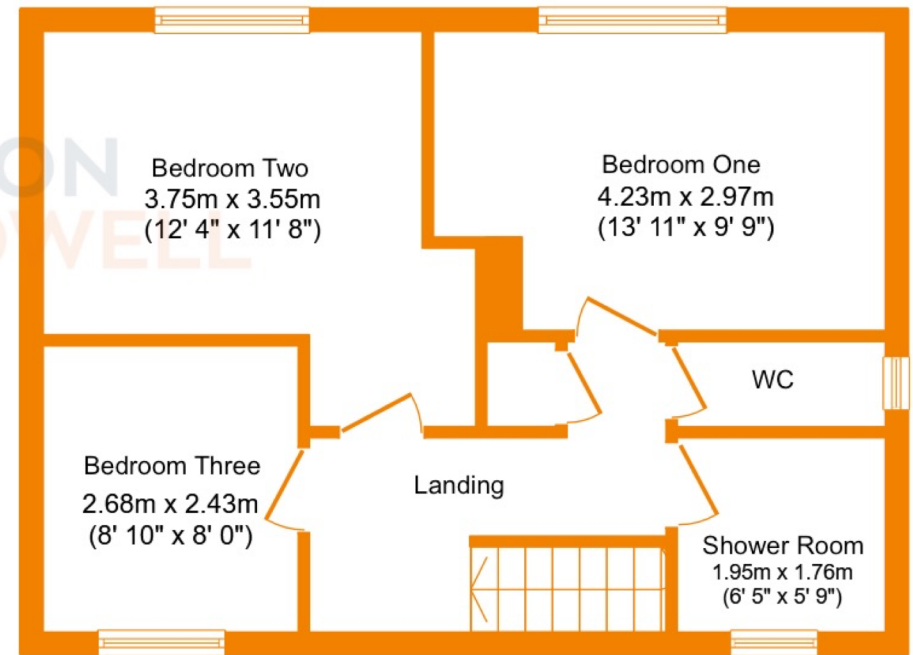
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

