



Millstone Lane, Syston, LE7



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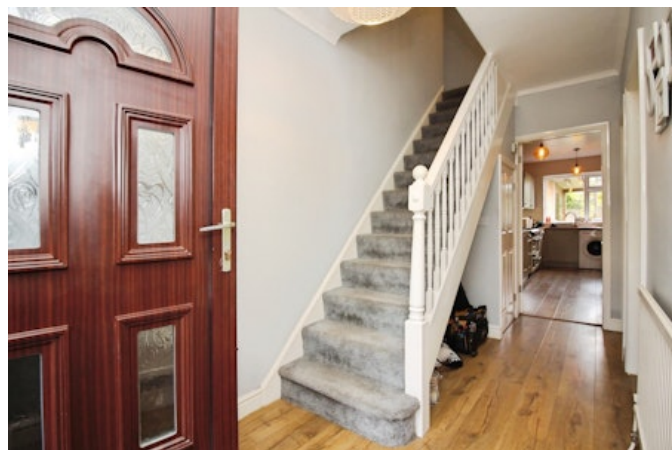
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£350,000



Key Features

- Five Bedrooms
- Extended Semi Detached Family Home
- Two Reception Rooms & Modern Fitted Kitchen
- 36ft Integral Garage & Workshop/Additional Garage & Outside WC
- Contemporary Fitted Family Bathroom





Perfectly positioned within short walking distance of Wreake Valley Academy, this significantly extended five-bedroom semi-detached home is ideal for a growing family seeking additional space. Benefiting from gas central heating and double glazing throughout, the property offers a flexible and well-proportioned layout comprising an entrance porch and hallway, two reception rooms, and a modern fitted kitchen. Upstairs, a first-floor landing leads to five bedrooms, one of which enjoys its own private W.C. along with a stylish, modern family bathroom. Outside, the property features a driveway to the front providing ample off-road parking and access to an impressive 36ft integral garage, a further workshop/additional garage, and a particularly private rear garden laid mainly to lawn. Situated in a sought-after location close to local amenities, schools, and transport links, this superb family home is one not to be missed, early viewing is strongly recommended.

Ground Floor

Upon entering the property, you are welcomed into an entrance porch leading through to a hallway, featuring a staircase rising to the first floor and access to all ground floor rooms. The main reception room is filled with natural light from a half bay window to the front elevation, creating a warm and inviting space. To the rear, an extended second reception room provides an ideal area for family living or formal dining, complete with carpet flooring and sliding doors opening onto the rear garden.

A particular highlight of the home is the recently refurbished kitchen, fitted with a modern range of wall and base units complemented by roll-edge work surfaces and brick-effect tiled splashbacks. The kitchen includes a range cooker (included), fitted hood, built-in dishwasher, space for a washing machine, and an inset sink and drainer. A side door provides

convenient access to the integral garage.

First Floor

Moving upstairs, an L-shaped landing leads to five bedrooms, four of which are doubles. The master bedroom has been extended to create a spacious retreat with built-in wardrobes, while the third bedroom also features fitted wardrobes and its own private W.C. The family bathroom completes the first floor, fitted with a contemporary five-piece suite including a close-coupled W.C., vanity unit with his and hers basins, walk-in double shower with seat, bath with shower attachment, and chrome ladder-style radiator. Additional features include mirrored doors concealing the hot water cylinder and airing cupboard, ceramic tiled flooring with underfloor heating, and a PVCu double-glazed window overlooking the rear garden.

Outside

To the front of the property, a tarmac driveway provides ample off-road parking and leads to the integral garage, which features an electric roller door, power, lighting, and a commercial-grade plastic-coated painted floor. There is also access to a brick-built workshop equipped with multiple power sockets and lighting, ideal for hobbies or additional appliances.

The rear garden is a standout feature, a larger than normal, mainly lawned space with well-stocked borders, a paved patio seating area. The garden also includes an outdoor W.C. and, towards the bottom, a summer house, perfect for relaxation or play.

Location

Millstone Lane in Syston offers a peaceful residential setting with excellent local amenities and convenient transport links. Located just north-east of Leicester, the area is popular with families thanks to nearby primary and secondary schools, local shops, parks, and leisure facilities. Syston railway station and easy access to main road routes make commuting simple, while the town centre provides everything from cafés and supermarkets to health services. Homes on Millstone Lane are well-presented and benefit from strong broadband connectivity, making the area ideal for both families and professionals seeking a well-connected yet relaxed place to live.





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.

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Agents Note

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