



Wolsey Way, Syston, LE7



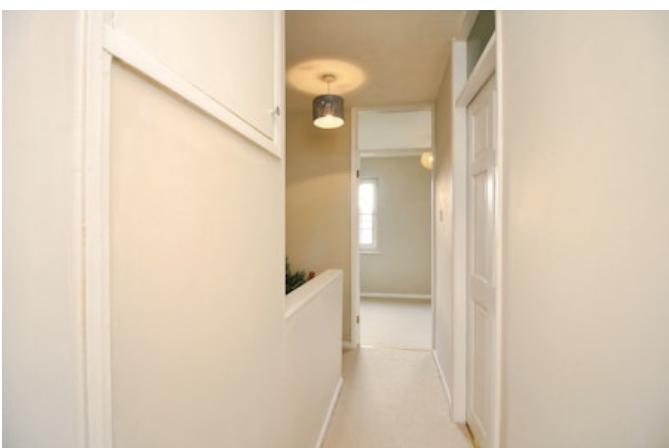
£199,950

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## Key Features

- Two Well Proportioned Bedrooms
- 'Georgian' Style Mid Terrace
- Within Walking Distance to Syston Train Station
- Re-Modelled & Refurbished Open Plan Downstairs
- Modern Fitted Kitchen
- Garage Located in a Nearby Block
- EPC rating TBC
- Freehold





Enjoying a set-back position from the road, this two-bedroom Georgian-style terrace is well placed within a short walking distance of Syston train station and offers convenient access to major road links. Well suited to first-time buyers or investors, the property comprises an entrance hall, an open-plan living kitchen diner, a rear hall, first-floor landing, two well-proportioned bedrooms and a bathroom. The rear garden is designed for low maintenance and is not directly overlooked from beyond, with a garage situated in a nearby block. The home benefits from gas central heating and double-glazed windows throughout. An internal inspection is recommended to fully appreciate the accommodation on offer.

### Ground Floor

On entering the home, you are welcomed into an entrance lobby that flows into the property's central feature: the opened-up, open-plan living kitchen diner. Thoughtfully reconfigured by the current owners, this inviting space is perfect for socialising and everyday living, offering areas for both dining and relaxing. A practical storage cupboard sits to one side and, if desired, could be removed subject to the relevant permissions to mirror the layout changes made by several neighbouring properties.

The kitchen has been re-fitted with contemporary wall and base units, complemented by work surfaces and a breakfast bar overhang. It includes an inset sink and drainer, built-in Lamona oven, Lamona hob with hood, built-in fridge, and space for an additional under-counter appliance.

From here, open access leads to a rear hall with stairs ascending to the first floor and a door opening to the outside.

### First Floor

Ascending to the first floor, the landing opens to two well proportioned bedrooms. The accommodation is

completed by a bathroom, fitted with a three-piece suite comprising a bath with shower over, wash-hand basin and WC. A built-in cupboard houses the boiler, while an obscure-glazed rear window provides natural light and privacy. The landing further enjoys the convenience of a built-in storage cupboard.

### Outside

The property occupies a set back position on Wolsey Way overlooking the green to the front with on street parking bay for residence and pathway leading to the front entrance door. Gated access from the rear then provides access to the fully paved low maintenance garden. There is also a single garage in a block with an up and over door.

### Location

Wolsey Way is positioned within the well-regarded town of Syston, offering convenient access to a wide range of local amenities. The area provides shops, supermarkets, cafés, medical facilities and both primary and secondary schooling, all within easy reach. Syston railway station is also accessible from the property, offering services to Leicester and surrounding areas, making it a practical location for those who commute.

The neighbourhood is established and residential in nature, with nearby parks, green spaces and recreational facilities contributing to the appeal of the area. Major road links, including the A46, are readily accessible and provide straightforward connections to Leicester city centre and the wider East Midlands.

### 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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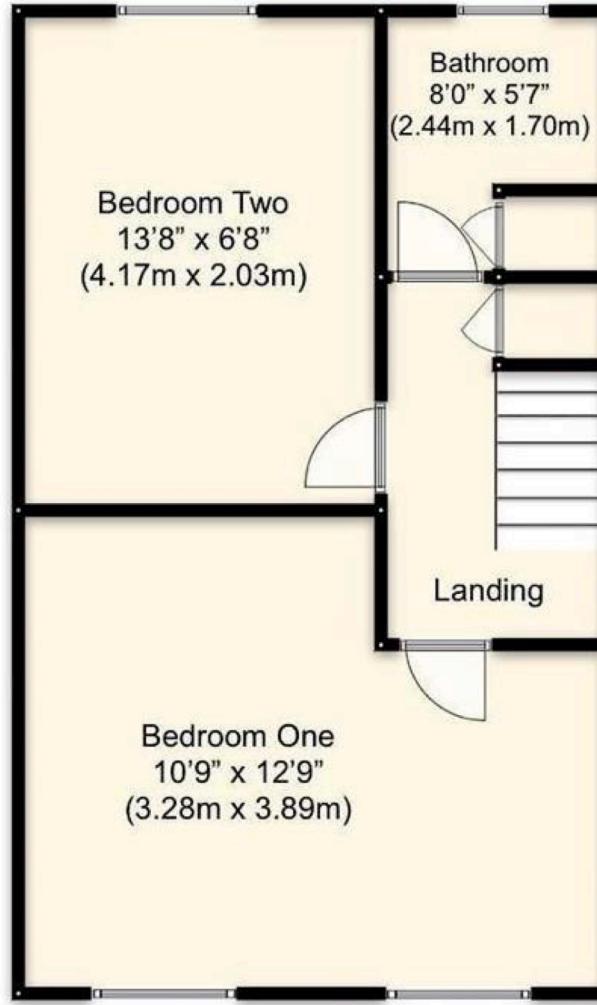
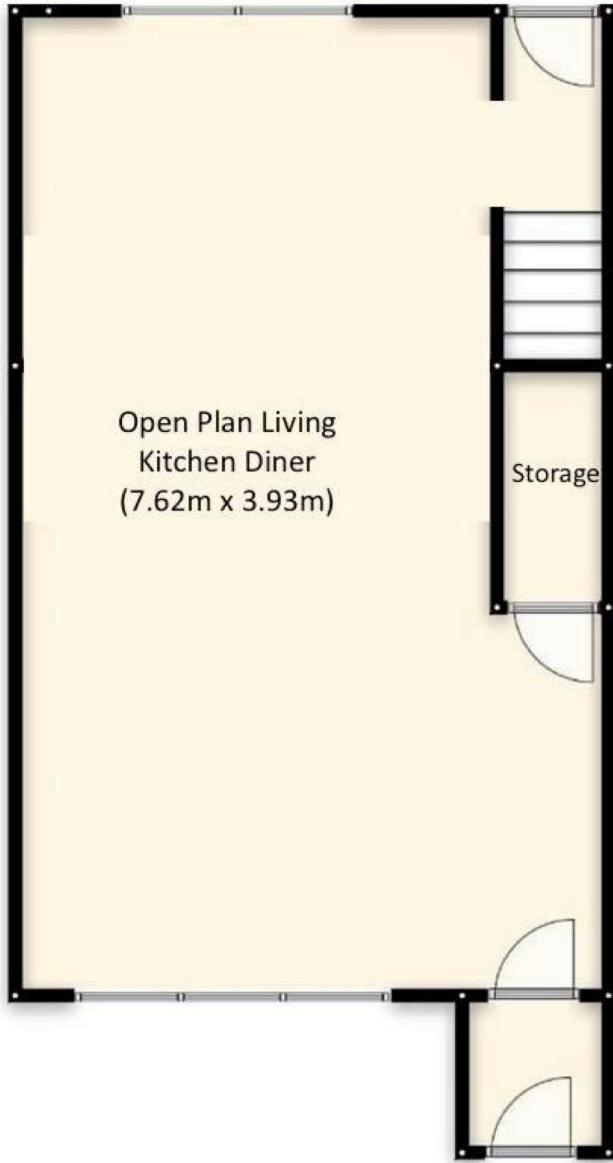
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0116 366 5666

lfe@newtonfallowell.co.uk