



Linacre Crescent, Syston, LE7



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£300,000



Key Features

- Three Bedroom Semi Detached Home
- Built By Reputable Builder Taylor Wimpey
- Landscaped Garden & Driveway For 2/3 Cars to Rear
- Much Improved & Upgraded Kitchen Diner With Breakfast Island
- Ground Floor WC
- Reception Room With Feature Media Wall
- EPC rating B
- Freehold





SIGNIFICANTLY IMPROVED MODERN HOME! - Enjoying a desirable position on the Taylor-Wimpey Liberty Gardens development in Syston, fall in love with this three bedroom semi detached house ideal for families, those in search of their first purchase or for someone looking to downsize from a larger family property. Benefiting from gas central heating and double glazing, the contemporary interior comprises an entrance hall, totally transformed kitchen diner with an island, ground floor WC and full width lounge with media wall. Upstairs you will find three bedrooms and a modern fitted bathroom. The corner plot features a landscaped garden to the rear with a driveway behind for at least 2 cars. An early viewing is strongly recommended.

Ground Floor

Upon entering the home, you are welcomed into a re-designed hallway with contemporary wood-effect flooring and a staircase rising to the first floor. A glazed door leads through to the stylish kitchen diner, thoughtfully upgraded by the current owners and truly the heart of the home. The kitchen is fitted with a modern range of wall and base units, complemented by Acrylic Slab Tech work surfaces, soft-close drawers, an inset sink with flexi mixer tap, built-in 'Zanussi' double oven, induction hob, integrated fridge freezer and dishwasher, plus space for a concealed washing machine. A breakfast island provides additional seating and functionality, with useful under-stairs storage and access to a guest WC. Completing the ground floor is a contemporary, full-width reception room featuring a striking media wall, dual aspect glazing, and doors leading out to the garden.

First Floor

Moving upstairs, you will find three well-proportioned, neutrally decorated bedrooms, each featuring stylish half-paneled walls and spotlights. The master bedroom spans the full width of the home and is flooded with natural light from two front-facing

windows. The family bathroom completes the first floor and includes a modern three-piece suite with a bath and shower over with screen, wash hand basin, and WC, complemented by tasteful tiling and a heated towel rail. The carpeted landing provides access to the insulated loft space.

Outside

Occupying a prominent corner position, the property benefits from a low-maintenance front garden with a pathway leading to the front door. A standout feature is the landscaped rear garden, designed for easy upkeep and offering a high degree of privacy. Enclosed by brick walls and fencing, the garden features a synthetic lawn and paved areas, perfect for outdoor sitting and entertaining. Additionally, a driveway at the rear provides off-road parking for at least two vehicles.

Location

Linacre Crescent is a popular residential street situated in the thriving market town of Syston, just a few miles northeast of Leicester city centre. The area benefits from excellent local amenities, including shops, schools, and leisure facilities, making it ideal for families and professionals alike. Well connected by road and public transport, Syston offers easy access to the A46 and M1 motorways, as well as frequent bus services into Leicester and surrounding areas. Residents enjoy a friendly community atmosphere, with nearby parks and green spaces providing opportunities for outdoor activities. Linacre Crescent combines convenient suburban living with the charm of a welcoming market town.

Tenure & Council Tax

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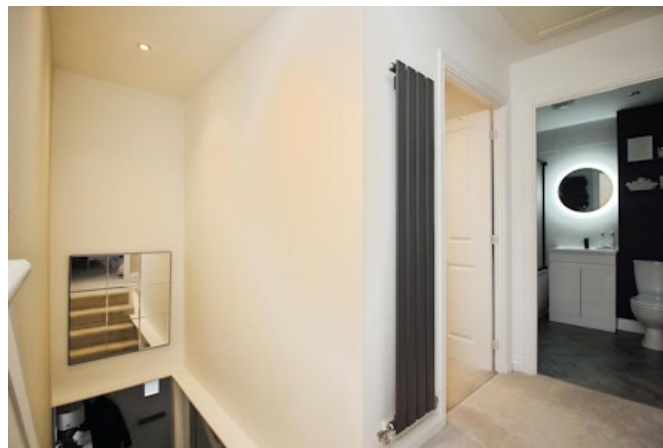
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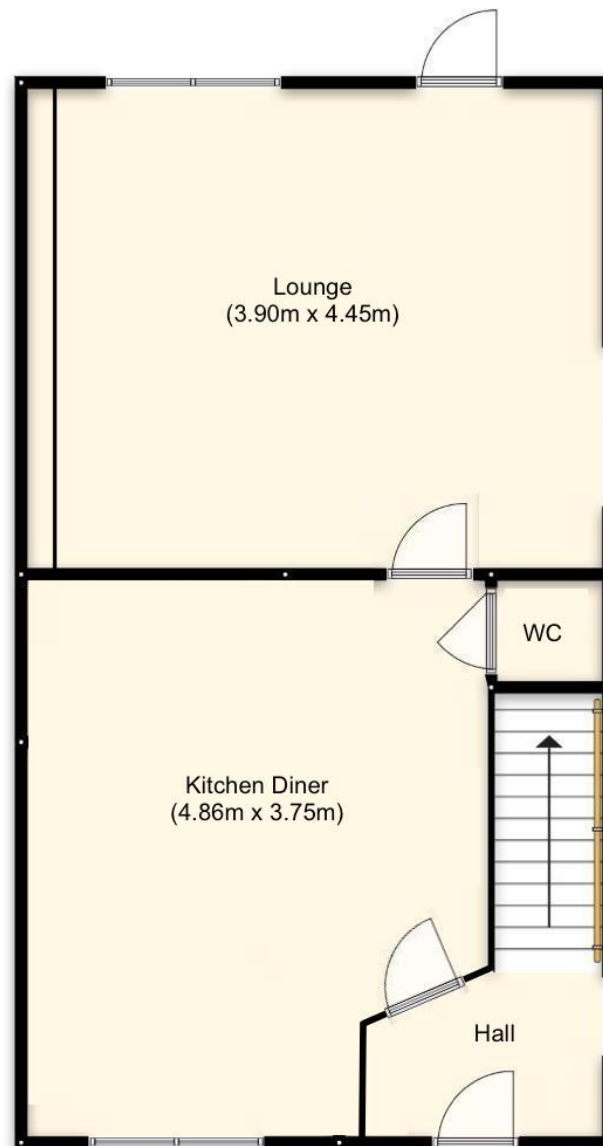
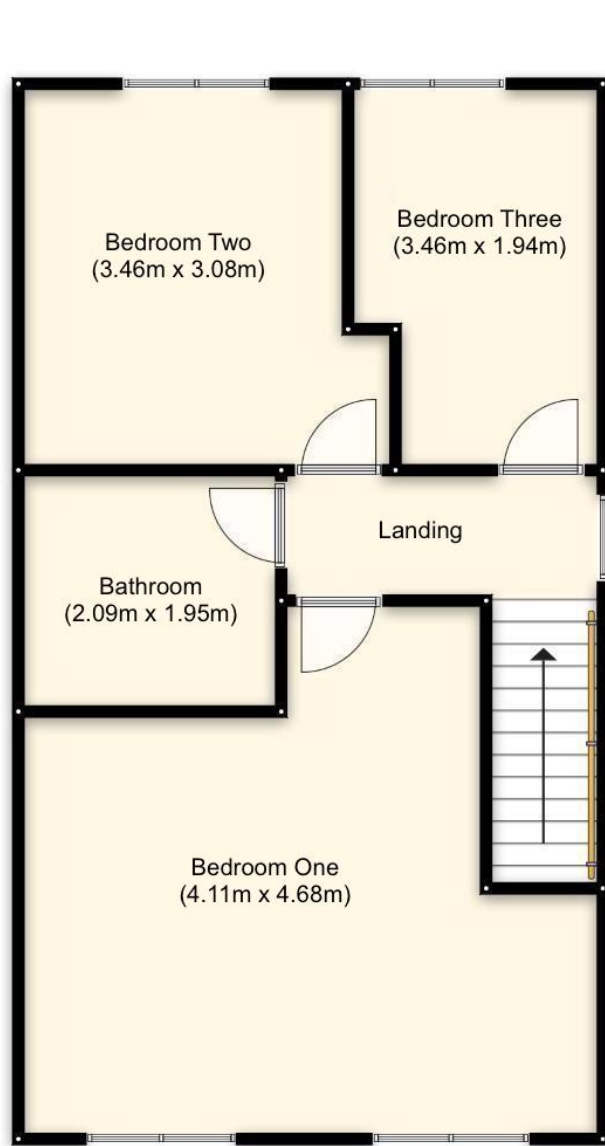
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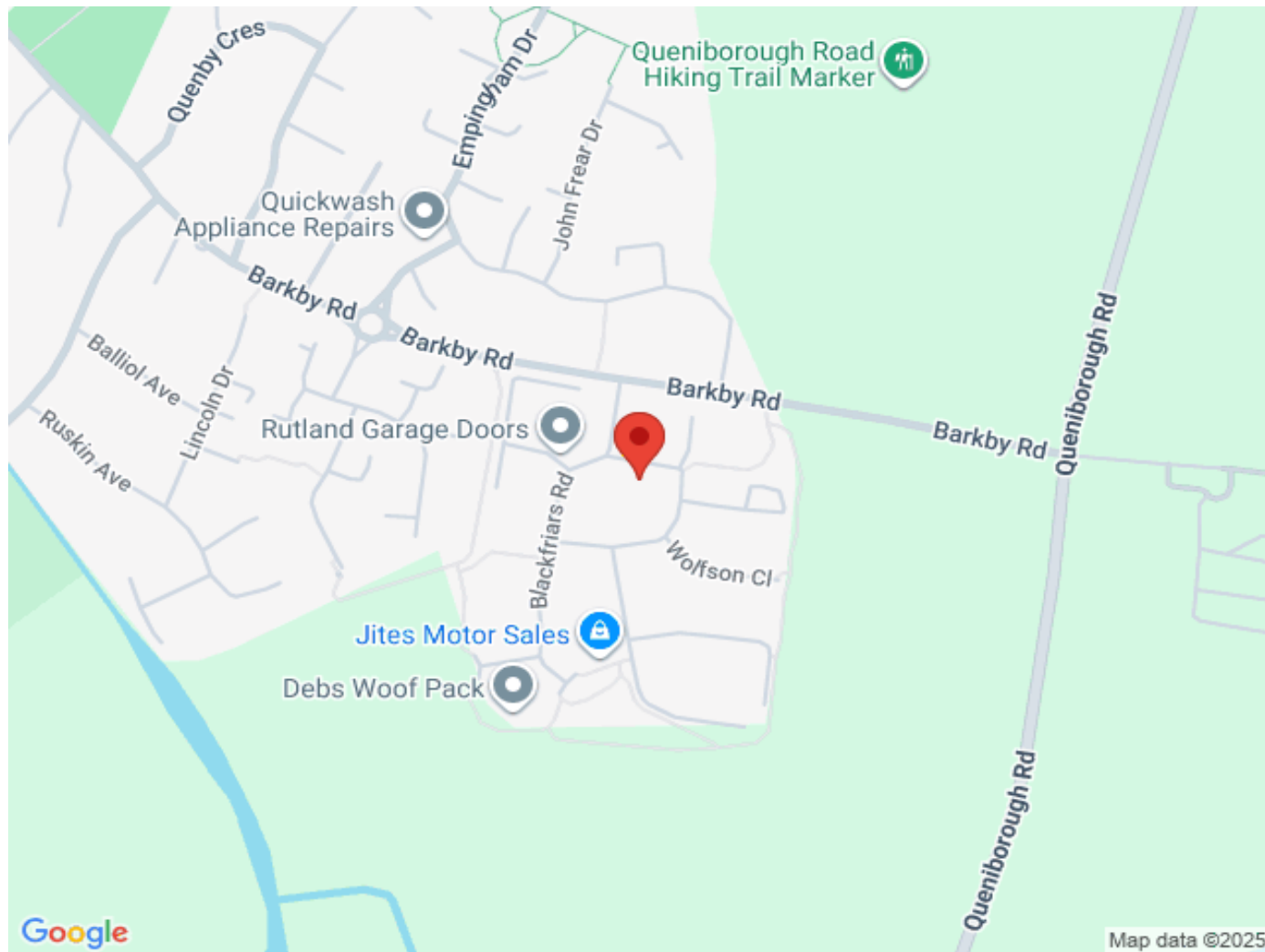
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