

Alexanders



Priory Close

Syston









# Priory Close

## Syston

- Spacious adaptable detached family home
- Single garage with off road parking for two vehicles
- Comfortable sitting room
- Downstairs bedroom could be a second reception room
- A modern kitchen / dining space with an island
- Four large double bedrooms
- Large rear garden with sizeable patio
- EPC Rating TBC / Council Tax Band F / Freehold

### General description

Alexanders are pleased to offer this well presented, substantial family home in a small cul de sac on the outskirts of town. Currently utilised as a five bedroom property, however the fifth bedroom is potentially a second reception room.

### Accommodation

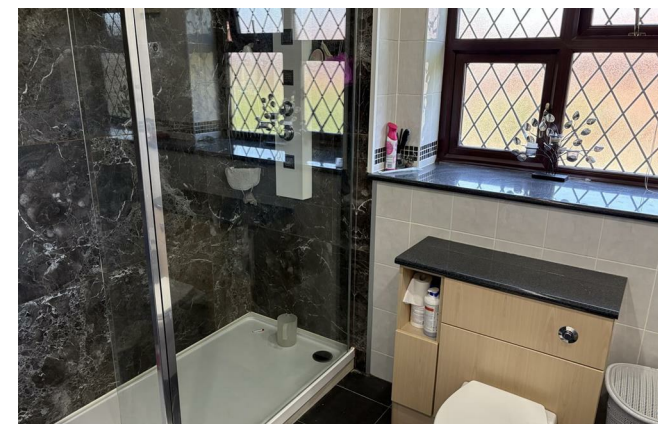
Upon entering the property you are met with an entrance hall off of which is a cloakroom, sitting room, dining room, a downstairs bedroom with an ensuite or another reception room, an open plan kitchen / diner with a pantry.

Upstairs there are four double bedrooms, a master en suite, and a family bathroom.

Outside is laid mostly to lawn, with a generous patio.

### Location

The town centre has a good selection of shops, supermarkets, pubs, eateries, and local schools include Merton Primary and Wreake Valley Academy. The A46 Leicester Western by-pass provides easy access to M1/M69 motorways for those travelling further afield as well as the mainline railway station. Syston has become a viable location for people considering a base in the East Midlands.









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### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band .

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



AWAITING  
TITLE PLAN

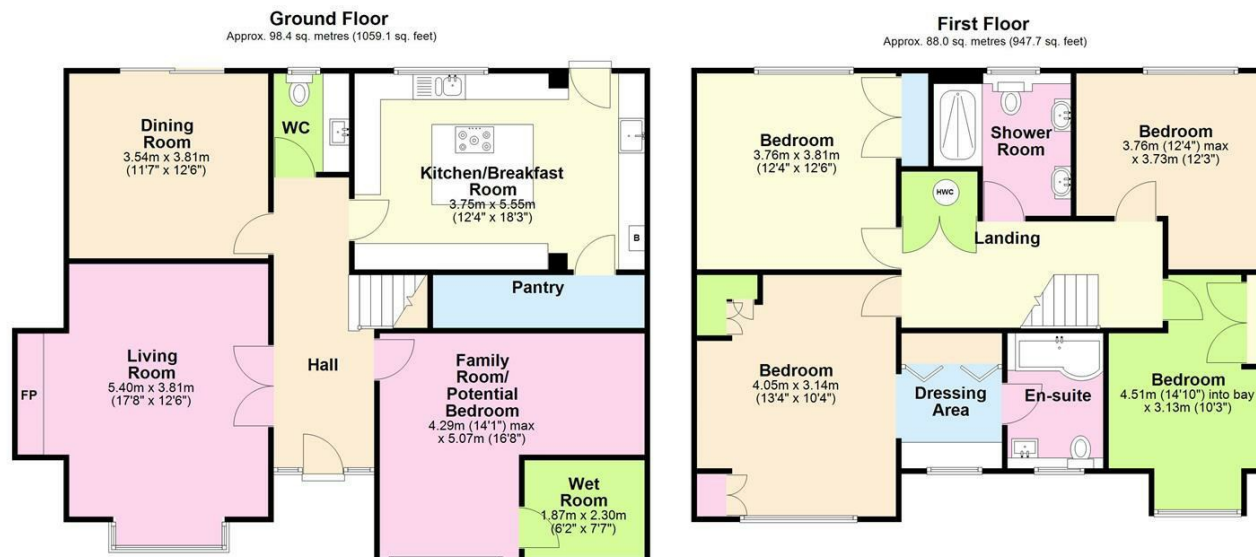
The market is moving.  
→  
So can you.

Alexanders  
MarketMakers.









*Viewing by appointment only*

**Alexanders**

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LE13 1XD

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## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



