

# For Sale



**MILL HOUSE, MILL LANE, SYSTON. LE7 1NS £650,000 OIRO**



## WHERE

The property is situated on the outskirts of Syston a village 5.2 miles to the north of Leicester City centre.

## WHAT

A three-storey, 4 bedroom detached house with a plot of land extending to approximately 2.3 acres providing the opportunity for further development subject to planning consent.

## HOW BIG

Plot approx. 2.3 acres

4 Bedrooms  
3 Bathrooms  
Kitchen / diner  
Lounge  
Utility room

## SERVICES

We are advised that mains drainage, water and electricity are connected to the property.

**Jarroms Ltd. 15 Upper King Street, Leicester, LE1 6XF Tel: 0116 222 1999**

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 them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## EPC RATING

TBC

## LEGAL COSTS

Each party to bear their own costs arising.

## VIEWING

By prior appointment with Jarroms

## UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.



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