



**Goodes Lane, Syston, Leicester, LE7 2JJ**



# Property Description

Welcome to this charming and spacious 4-bedroom detached former farmhouse, a true gem located on the outskirts of Syston. With a rich history dating back to the 18th century, this home offers a unique blend of wonderful character features and modern living, having been lovingly owned by the same family for almost 40 years.

As you approach the property, you are greeted by a beautifully maintained front garden, primarily laid to lawn. The original farmhouse forms the front part of the home, with period features such as beautiful fireplaces, oak flooring and ceiling beams. Towards the front there are two reception rooms, each boasting feature fireplaces that create a cosy and inviting atmosphere, perfect for relaxing or entertaining guests.

As you work towards the rear of the property, you are greeted with a spacious family room currently serving as a vibrant games room and bar, offering plenty of space for family activities and social gatherings. The well-appointed kitchen is designed for practicality and convenience, with ample storage and workspace and access out to the side garden and a gravelled driveway with a double garage, providing additional parking or excellent storage.

Upstairs, the property offers four generously sized bedrooms, each filled with natural light and offering excellent storage space. The family bathroom is complemented by an additional WC, ensuring comfort and convenience for the whole family.

The property is surrounded by well-maintained gardens on both the front and side, providing an ideal space for outdoor activities, gardening, or simply enjoying the tranquillity of this peaceful location.

This characterful property combines historical charm with modern comforts, making it an ideal family home. Its prime location on the outskirts of Syston offers the perfect balance of rural serenity and easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this delightful property your own.







## Key Features

- Detached character property
- Four double bedrooms
- Multiple, spacious reception rooms
- Vast amounts of storage with storerooms and two cellar rooms
- Private off street parking for multiple vehicles alongside a double garage
- Well maintained front and side gardens
- Short walk from the high street and train station
- Period Charm

**Offers Over  
£500,000**



## Ground Floor

### Entrance Hallway

The property is entered via an original front door into an entrance hall with oak flooring housing the stairs to the first floor.

### Lounge

14'11" x 14'10" (4.55 x 4.54)

Situated to the right of the entrance hallway, the sitting room features a beautiful cast iron fireplace with tiled inserts and timber surround, oak flooring throughout and a leaded double glazed window overlooking the front garden

### Dining Room

15'0" x 14'9" (4.58 x 4.52)

Also sitting to the front of the property in the original farmhouse, the dining room has a cast iron horseshoe shaped fireplace with gas living flame effect fire, timber surround, oak flooring and leaded double glazed window overlooking the front garden.

### Kitchen

13'1", 262'5" x 13'0" (4.80 x 3.98)

The spacious kitchen sits towards the back of the property and is fitted with a range of wall mounted storage cupboards, a large oven with double oven and grill, five-ring gas hob and canopy extractor over, space for a washing machine and free standing fridge/freezer. The kitchen also houses a small breakfast bar, has space for a central table and features both stairs leading to the fourth bedroom and a door leading out to the side garden.

### Family Room

12'6" x 16'11" (3.82 x 5.18)

Currently set up as a games room/snug, this family room acts as a great space for entertaining and features oak flooring throughout, a side facing leaded double glazed window and fitted bar. The room also houses the access door down to the cellar and storage rooms.

### Storeroom

8'0" x 6'6" (2.44 x 1.99)

Making up one of three dedicated storage rooms accessed from the family room, this room features a side facing window and leads to two further storage areas

### Storeroom

7'11" x 6'7" (2.43 x 2.02)

### Storeroom

6'1" x 8'11" (1.86 x 2.74)







#### Cellar

14'7" x 14'7" (4.47 x 4.46)

With stairs leading down from the family room, two large storage rooms form part of the cellar but would be extremely suitable for conversion in to more permanent reception rooms or studies with one room featuring a window allowing in natural light.

#### Cellar

14'8" x 14'7" (4.48 x 4.46)

#### First Floor

##### Bedroom One

15'0" x 12'10" (4.58 x 3.93)

Spacious double bedroom with a front facing leaded double glazed window overlooking the garden

##### Bedroom Two

12'9" x 15'5" (3.9 x 4.7)

Situated at the front of the property, this vast double room overlooks the front garden through a front facing doubled glazed leaded window.

##### Bedroom Three

17'0" x 12'8" (5.2 x 3.87)

Located a step down from the main landing space, a further double bedroom features in built storage and a side facing double glazed window

##### Bedroom Four

12'7" x 10'9" (3.86 x 3.28)

Located at the top of the stair case leading up from the kitchen, this room features a side facing double glazed window overlooking the side garden and is currently set up as a home office, but could easily be converted into a fourth double bedroom.

#### Bathroom

8'4" x 6'0" (2.55 x 1.85)

The family bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, heated towel rail and a leaded double glazed window to the front elevation.

#### WC

2'3" x 5'10" (0.7 x 1.8)

A separate WC provides a low flush suite and a leaded double glazed window to the front elevation

#### Garage

18'8" x 17'4" (5.69 x 5.29)

Fitted with two up-and-over garage doors and full electrics internally.







# Floorplan

**Approximate Gross Internal Area**  
 254.1 sq. m. (2736 sq. ft.)  
 Garage At 29.3 sq. m. (315 sq. ft.)  
 Total 283.4 sq. m. (3051 sq. ft.)



Not to scale, for layout reference only. All Measurements are Approximate  
 Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
 Charnwood

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