

# Holdings

A Modern Estate Agent



## 9 Haddon Close

Syston, Leicester, LE7 1HZ

£375,000



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This stunning 4-bedroom detached property is introduced to the market with no upward chain and is a fabulous find in the sought-after area of Syston. Boasting a prime location with easy access to local schools, public transportation options including buses and trains, as well as convenient commuter links to the A46 and M1, this home offers the perfect blend of convenience and comfort.

As you step inside, you are greeted by a welcoming hallway leading to a spacious lounge flooded with natural light from the front window and French doors opening up to the rear garden. The ground floor also features a convenient w/c and a well-appointed kitchen/diner spanning the depth of the property, complete with a utility room for added convenience. The property is being sold with all appliances and white goods - meaning all that is left to do is move in!

Moving up to the first floor, you will find the master bedroom with a recently upgraded en-suite, along with the fourth double bedroom and a main family bathroom. The second floor offers two more generous double bedrooms and additional living space, providing ample room for a growing family.

The fully enclosed rear garden, renovated just 2-3 years ago, is a private oasis perfect for outdoor entertaining. The detached garage, with electric power, lighting, and sockets, offers additional storage space and convenience.

This home also comes complete with all white goods

included, such as a washing machine, tumble dryer, dishwasher, American fridge freezer, and double range style cooker, as well as a charming summer house in the garden.

With its ideal location, spacious interior, and thoughtful upgrades throughout, this property truly is a wonderful opportunity to create a warm and inviting family home.



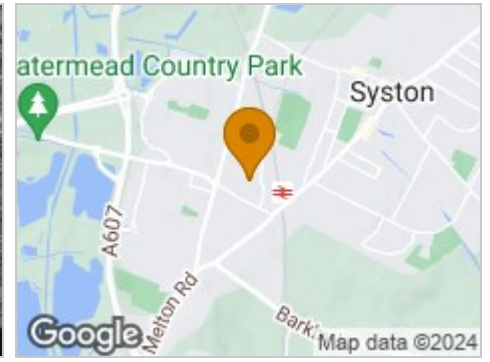
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Ground Floor:

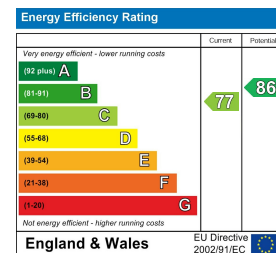
**Haddon Way, Syston**  
 Internal Square Footage: 1399 sq.ft

**Holders**  
 A Modern Estate Agent

## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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