

# Holdere

A Modern Estate Agent



## 28 Wolsey Way

Syston, Leicester, LE7 1NP

£250,000



# 28 Wolsey Way

System, Leicester, LE7 1NP

£250,000



Upon entering the house, you are greeted by a stylish entrance hall with tiled flooring, a central heating radiator, and a staircase leading to the first floor. The hall also has a door leading to the spacious Lounge Diner. The Lounge Diner is a large, l-shaped room measuring 6.27m x 4.61m, perfect for both formal dining and relaxation. It features Karndean flooring, a bay window overlooking the front garden, an electric fireplace, central heating radiator, coving, and a serving hatch to the kitchen. The sliding doors lead to a lovely Conservatory, measuring 2.72m x 2.63m, adding extra living space with dual aspect glazing and doors opening to the garden.

The recently re-fitted Kitchen (2.52m x 3.10m) boasts modern wall mounted and base units, brick effect tiled splashbacks, 'Hotpoint' oven, 'Zanussi' induction hob, extraction hood, integrated fridge freezer, 'Russell Hobbs' microwave, and a built-in utility cupboard with a washing machine and dryer. Upstairs, the First Floor Landing provides access to the bedrooms and bathroom, with a window to the side, carpet flooring, and a loft hatch. Bedroom One is a double room with wood effect flooring, a Juliette balcony, and a central heating radiator. Bedroom Two is another double room with a window to the rear and wood effect flooring. Bedroom Three features built-in storage, wood effect flooring, a window to the front, and a central heating radiator.

The Bathroom (1.71m x 2.31m) is fitted with a bath, shower, wash basin, and wc, with tiled surrounds, a heated towel rail, and a cupboard housing the boiler.

Outside, the house has a lawned frontage, pathway, and a private rear garden with a synthetic lawn, shrub borders, seating area, shed, and fencing. There is also a single garage in a nearby block, with a space for car parking directly in front.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor:**

The ground floor plan shows a rectangular layout. At the top is a Conservatory (2.63 x 2.72m / 8'8" x 8'11"). Below it is a Kitchen. To the left of the Kitchen is a staircase. The main area is a Lounge / Diner (4.61 x 6.27m / 15'1" x 20'7").

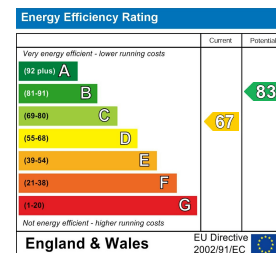
**Wolsey Way, Syston**  
Internal Square Footage: 764 sq.ft

**Holdings**  
A Modern Estate Agent

## Viewing

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

## Energy Efficiency Graph



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.