



Connells

Iona Road
Syston Leicester



Property Description

Situated in a peaceful and well-established residential area, offers a fantastic setting within the popular town of Syston, just north of Leicester. This location is highly sought after for its blend of suburban tranquillity and excellent local amenities, making it ideal for families, professionals, and retirees.

Syston's vibrant town centre is within easy reach, offering a range of shops, supermarkets including Tesco Extra, Aldi, and independent retailers. There's a good selection of cafés, restaurants, and pubs, along with essential services such as healthcare facilities and banks.

The property is close to several reputable schools including Merton Primary School, St Peter and St Paul Church of England Academy, and Wreake Valley Academy, making it ideal for families with children.

Syston enjoys strong transport connections. Syston Railway Station provides direct services to Leicester and Nottingham, while the nearby A607 and A46 offer easy road access to Leicester, Loughborough, and Melton Mowbray. There are also regular bus services serving the area.

Combining excellent transport links, access to good schools, and close proximity to everyday amenities, Iona Road presents a superb opportunity for buyers seeking comfort and convenience in a friendly suburban community.

Ground Floor

Hallway

Living Room

Dining Room

Kitchen

Utility Room

Cloakroom

First Floor

Bedroom 1 (master)

Dressing Area & En-Suite

Bedroom 2

En-Suite

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom



Outside

At the front, a generous driveway provides ample off-road parking and leads to the double garage. Good-sized lawn area to the front. The expansive rear garden is a true highlight, featuring a laid patio perfect for outdoor dining and entertaining. At the far end of the garden, a stunning timber and glass garden room/playroom has been thoughtfully designed, complete with full power, air conditioning, and glazed sliding doors.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: Council Tax
 Awaited Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324565



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR324565 - 0003