



Connells

Millers Close
Syston Leicester

Millers Close Syston Leicester LE7 2JD

for sale offers over
£200,000



Property Description

Situated in a desirable and quiet cul-de-sac within easy reach of Syston's amenities, this well-maintained and modernised two-bedroom home offers an ideal blend of comfort and convenience.

The ground floor features a welcoming lounge with plenty of natural light, leading through to a modern kitchen/diner that has been recently refitted and offers ample storage and workspace - perfect for everyday living and entertaining.

Upstairs, there are two well-proportioned bedrooms and a beautifully presented bathroom, recently fitted with a white suite, tiled floor, and contemporary floor-to-ceiling wall tiling. The property is well cared for throughout and ready for immediate occupation.

Outside, the rear garden features concrete slab paving throughout, creating a low-maintenance outdoor space that enjoys a peaceful outlook across open farmland. To the front, there's a communal lawned area and allocated parking for one vehicle.

This home combines a convenient setting with a calm, residential feel - ideal for those seeking a move-in-ready property in a well-connected location.

Living Room

13' 11" x 13' 10" (4.24m x 4.22m)

Located at the front of the property, the lounge provides a well-proportioned main living space with a large picture window allowing good natural light. The room features wood-effect flooring, a focal point fireplace with inset gas fire, and a feature wall. An open staircase leads to the first-floor landing, and a glazed door opens through to the kitchen/diner.

Kitchen/Diner

13' 11" x 8' 8" (4.24m x 2.64m)

Positioned to the rear of the property, the kitchen has been recently refitted with a modern range of gloss wall and base units complemented by contrasting work surfaces and tiled flooring. Integrated fittings include an electric oven with hob and extractor, with space and plumbing for additional appliances. The dining area provides room for a table and chairs and enjoys views over the rear garden, with a door providing access outside.

First Floor Landing:

The landing connects the ground-floor living accommodation to the first-floor rooms. It features laminate flooring, neutral décor, and a built-in storage cupboard. Doors lead to both bedrooms and the bathroom.

Bedroom One

11' (excluding wardrobe) x 10' 10" (3.35m (excluding wardrobe) x 3.30m)

A double bedroom positioned at the front of the property, featuring a built-in wardrobe, laminate flooring, and space for additional furniture. The front-facing window provides natural light and a pleasant outlook across the cul-de-sac.

Bedroom Two

9' 8" (excluding wardrobe) x 7' 10" (2.95m (excluding wardrobe) x 2.39m)

Situated to the rear, this bedroom includes a built-in wardrobe and laminate flooring. The rear-facing window offers an outlook towards the garden and farmland beyond.

Bathroom

Recently refitted with a modern white suite comprising a panelled bath with shower and screen, wash hand basin set within a vanity unit, and a low-flush WC. The room is fully tiled to the walls and floor, with an obscured rear window providing natural light and ventilation.

Front Garden

The property is approached via a pathway across a communal lawned area leading to the entrance door, with an open outlook over the shared green.

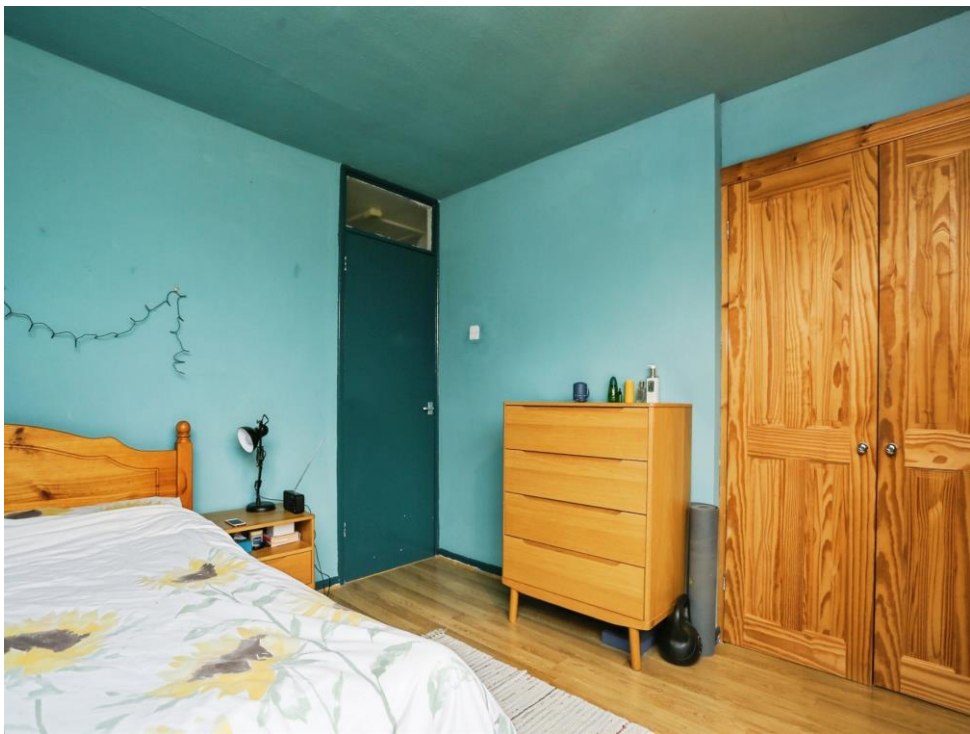
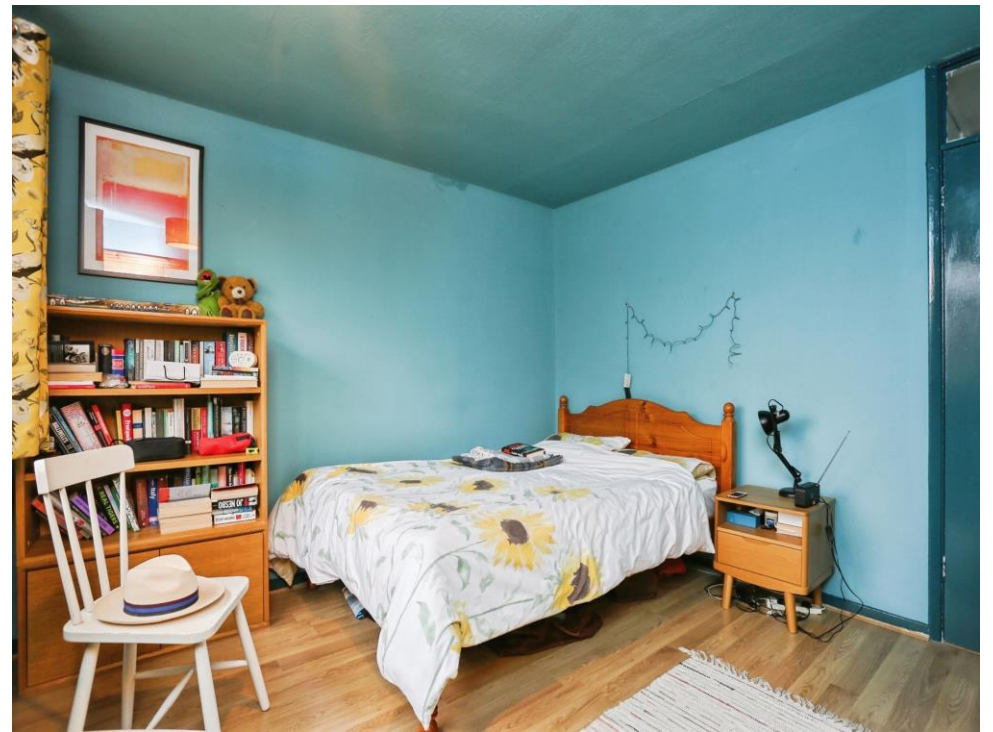
Rear Garden

The rear garden has been designed for low maintenance, with concrete slab paving throughout and fenced boundaries. There is a timber storage shed and space for seating or potted plants. Beyond the fencing are mature trees and views towards farmland.

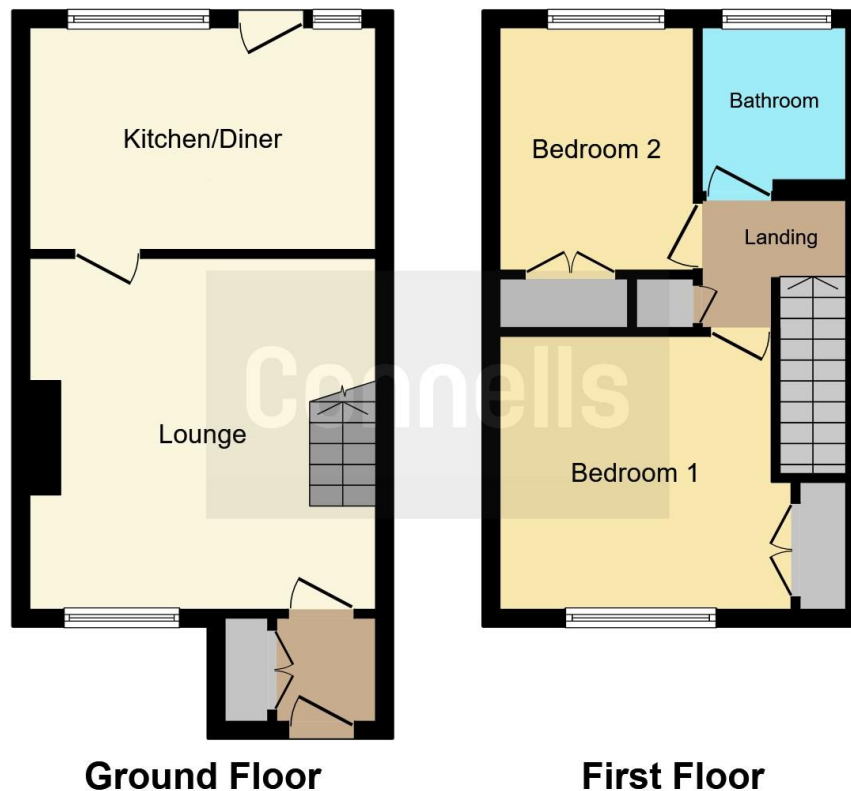
Parking

The property benefits from an allocated parking space, located nearby within the cul-de-sac.









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

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 Band: A

Tenure: Freehold

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