



Sinclair



17 Lindisfarne Road, Syston, Leicestershire, LE7 1QJ

£415,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

- Lovely Family Home
- Refitted Bathrooms & WC's (2024)
- Super Plot & Gardens
- Council Tax Band\*: D
- Favoured Residential Setting
- Refitted Breakfast Kitchen (2024)
- No Upward Chain
- Price: £415,000

## Overview

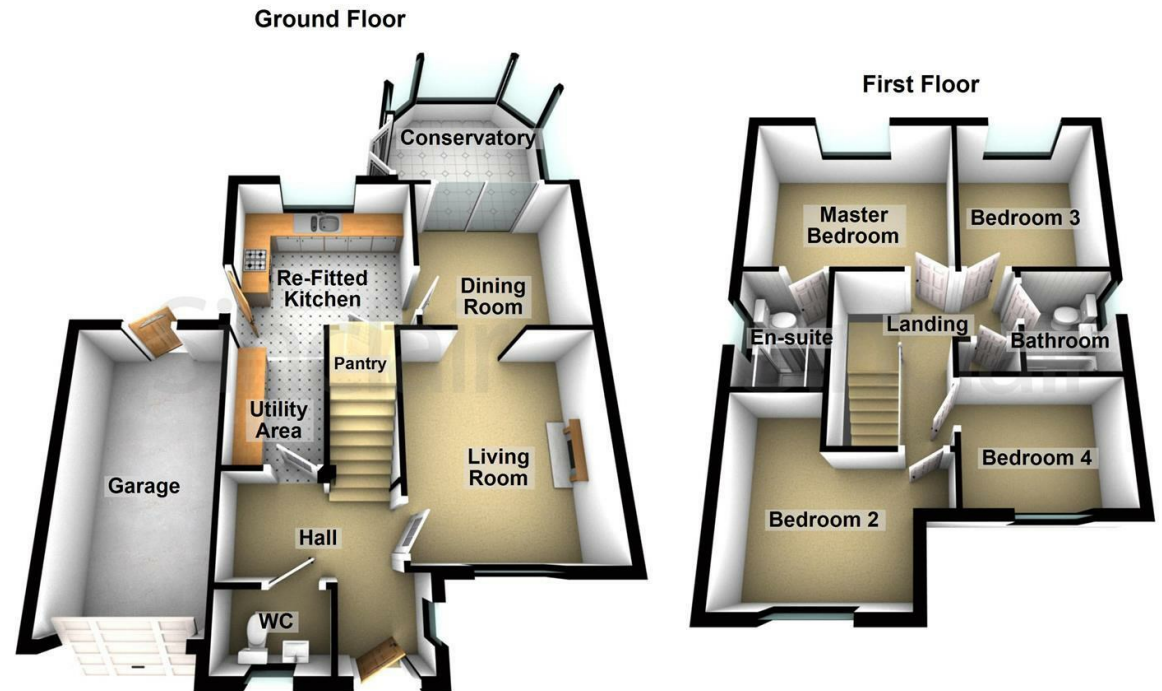
Refurbished throughout 2024 to include new bathrooms suites and breakfast kitchen with utility area, this four bedroom detached family home occupies a pleasant corner position within this favoured residential area. The property has also been redecorated throughout with new floor coverings where required and in brief comprises: reception hall, refitted downstairs cloakroom / WC, living room, separate dining area, conservatory and a refitted breakfast kitchen (with utility area). On the first floor a landing gives way to four bedrooms with refitted en-suite to the master bathroom and a refitted family bathroom. Outside the plot is a particular feature of sale with a generously proportioned frontage providing ample parking, a garage and private and enclosed garden to the rear. The property is offered with no upward chain.

## Location\*\*

Syston is in the borough of Charnwood with the Fosse Way passing through making it an ideal commuter town for the city of Leicester. The busy town offers a wide range of shops, restaurants and takeaway to suit all tastes. Schools include; Merton Primary, Leicester Montessori, St Peter & St Paul CE Academy and Wreake Valley Community College. Syston railway station currently has one platform with services to Leicester, Lincoln via Nottingham and Newark services on the Ivanhoe Line. There are a number of nearby attractions including the 140 hectare Watermead Park and the National Space Centre. Nearest Airport: East Midlands (21.6 miles). Nearest Train Station: Syston . Nearest Town/City: Leicester (6 miles). Nearest Motorway: M1 (J21a)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

Canopy porch over the entrance door.

### ENTRANCE HALL

The entrance door gives way to a well proportioned reception hall with stairs accessing the first floor, double glazed opaque glass window to the side elevation, radiator and doors accessing the downstairs cloakroom / WC, the refitted breakfast kitchen (with utility area) and living room. Wood effect laminate flooring.

### DOWNSTAIRS CLOAKS / WC

The downstairs cloakroom / WC has been refitted in 2024 with a white contemporary two piece suite comprising: low flush WC with push button flush, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, tiled flooring, radiator and double glazed opaque glass window to the front elevation.

### LIVING ROOM

12'10" x 11'10" (3.91m x 3.61m)

Feature fireplace with raised marble hearth, matching back, decorative sides and over mantel and an inset gas fed life flame fire. Double glazed window to the front elevation and open access to the separate dining room.

### SEPARATE DINING ROOM

9'6" x 9'7" (2.90m x 2.92m)

Continued wood effect laminate flooring from the living room, door accessing the refitted breakfast kitchen, radiator and double glazed sliding doors accessing the conservatory.

### CONSERVATORY

9'7" x 10'6" (2.92m x 3.20m)

The conservatory is of timber construction, double glazed windows and double patio doors accessing the rear garden. Electric light and power.

### REFITTED KITCHEN

The refitted kitchen area is 10'1" x 9'6". The kitchen has been refitted in 2024 with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under, range of fitted base level units with chrome bar handles and stone effect work surface. Inset electric hob with oven under and space for a tumble dryer. Double glazed window to the rear elevation enjoying views over the garden. Wall mounted Worcester gas fed boiler, uPVC double glazed door to the side elevation accessing the garden, door through to a generously proportioned pantry store and open access to a utility area with radiator, plumbing for washing machine, work surfaces and under unit storage.

## ON THE FIRST FLOOR

On the first floor a landing gives way to four bedrooms (with refitted en-suite to the master); and family bathroom. There are new floor coverings throughout, loft access hatch and airing cupboard housing the hot water cylinder.

### MASTER BEDROOM

11'8" x 9'10" (3.56m x 3.00m)

Double glazed window to the rear elevation with pleasant outlook over the garden, radiator and door accessing the refitted master en-suite.

### EN-SUITE SHOWER ROOM

The en-suite shower room has been refitted with a contemporary white three piece suite comprising: full width shower cubicle with sliding door screening, thermostatic shower, tiled surround, low flush WC and a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under. Tiled flooring, radiator and double glazed opaque glass window to the side elevation.

### BEDROOM TWO

9'8" x 10'7" (2.95m x 3.23m )

(Overall measurements)

L shaped room. Section one: 7'7" x 9'9". Section two: 4'10" x 2'11".

Double glazed window to the front elevation. Radiator.

### BEDROOM THREE

9'9" x 8'5" (2.97m x 2.57m)

Double glazed window to the rear elevation overlooking the garden. Radiator.

### BEDROOM FOUR

8'11" x 6'7" (2.72m x 2.01m)

Double glazed window to the front elevation. Radiator.

### FAMILY BATHROOM

The family bathroom has been refitted in 2024 with a white contemporary three piece suite comprising: panel bath with thermostatic shower over, additional shower head and hose and a drencher shower head. Shower screening, low flush WC, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, double glazed opaque glass window to the side elevation, tiled flooring and radiator.

## OUTSIDE

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The property occupies a pleasant corner position with a generous frontage including a driveway providing ample off road car standing, shaped lawns, hedged and trees to the boundaries. The driveway accesses the garage.

The garage has an up and over door, electric light and power, a personal access door and window to the rear elevation. From the drive and front there is gated side access leading to the rear garden.

The rear garden is a particular feature of sale being well proportioned and enjoying privacy to the rear. Slabbed patio area, shaped lawn beyond, timber screen and hedged boundaries and a variety of mature plants and shrubs.



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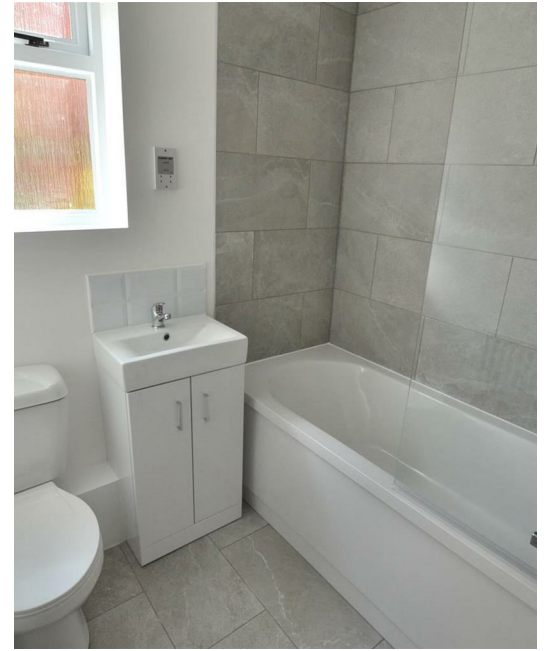
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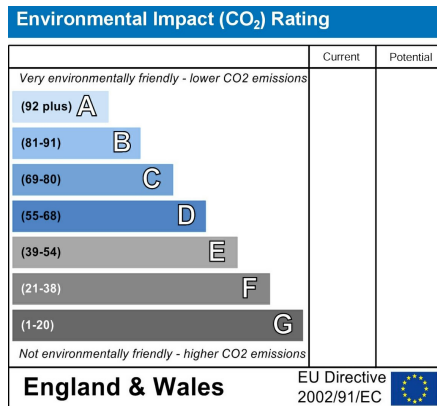
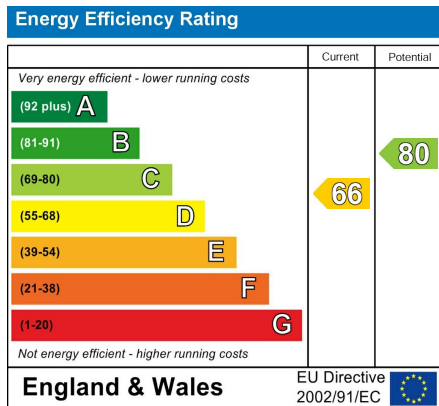




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### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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