



12 Broad Street
Syston, Syston, LE7 1GH
£395,000



NO UPWARD CHAIN! WALKING DISTANCE OF THE STATION & CENTRE!

Situated on one of Syston's most prestigious and sought after locations this immaculately presented Victorian Villa offers an outstanding interior blending the property's original features with a contemporary mix. The accommodation briefly consists of entrance hall, lounge, family room, downstairs WC and a spacious kitchen-diner to the ground floor. The first floor offers four bedrooms and a family bathroom. The property also benefits from a private walled garden to the rear, Upvc double glazing & gas central heating, Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Victorian Villa
- Sought After Location
- Short Walk to The Train Station
- Lounge, Family Room, Spacious Kitchen-Diner & WC/Utility
- Four Bedrooms
- Rear Garden
- Freehold Property / Council Tax Band D
- EPC Rating D
- No Upward Chain.



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a hardwood stained glass door with decorative glazed side panels leading into.

Porch

With the original tiled flooring, dado rail, under stairs storage and glazed door leading into.

Entrance Hall

With the original geometric tiled flooring, coved ceiling, stairs to the first floor and provides access to the following.

Family Room

14'9" x 10'9" (4.52 x 3.30)
(maximum measurements) With Upvc double glazed sash bay window to the front aspect, solid oak flooring, coved ceiling and cast iron fire place with tiled hearth.

Lounge

11'9" x 13'9" (3.60 x 4.21)
With Upvc double glazed French door leading out on to the rear garden, solid oak flooring, open fire with log burner and coved ceiling.

Kitchen-Diner

27'1" x 9'9" (8.27 x 2.99)
This spacious open plan kitchen diner is very much the hub of this home. Fitted with a range of floor and wall mounted units with butchers block work tops and tiled splash backs. The kitchen also benefits from rangemaster cooker with extractor and stainless steel splash back, Belfast style sink, heated marble tiled flooring, recessed spotlighting, plumbing for a dishwasher and French doors leading out onto the rear garden.

WC-Utility

4'5" x 6'4" (1.37 x 1.95)
Benefiting from half tiled walls, ceramic tiled flooring heated towel rail, plumbing for a washing machine and fitted with a two piece suite comprising low level WC and pedestal basin,

The First Floor Landing

With Upvc double glazed window to the front aspect, loft access, storage cupboard and provides access to the following.

Bedroom One

11'11" x 14'11" (3.65 x 4.57)
With Upvc double glazed window to the rear aspect, cast iron fire place and coved ceiling.

Bedroom Two

11'5" x 12'11" (3.48 x 3.96)
With Upvc double glazed sash window to the front aspect, fitted wardrobes, cast iron fire place and dado rail.

Bedroom Three

9'10" x 6'9" (3.02 x 2.08)
With Upvc double glazed window to the rear aspect.

Bedroom Four

6'9" x 9'9" (2.06 x 2.99)
With Upvc double glazed window to the side aspect and cast iron fire place.

Bathroom

6'7" x 9'9" (2.03 x 2.99)
Fitted with a three piece suite comprising low level WC, pedestal basin and paneled bath with shower over. The bathroom also benefits from, tiled flooring, full and half tiled walls and a heated towel rail.

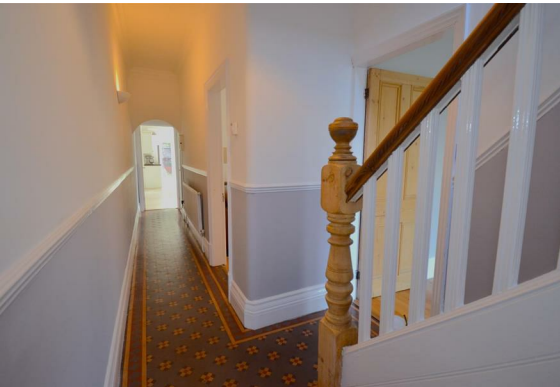
Outside

To the front of the property there is a paved frontage with planted border and gated pedestrian access to the rear garden.

To the rear of the property there is walled garden with patio and lawned areas with planted borders.

Services

The property benefits from mains gas, water, electric and drainage.
Internet-standard-ultra & superfast-see Ofcom checker for more details.
Mobile- please Ofcom checker for more details.
Parking- On street only



Floor Plan



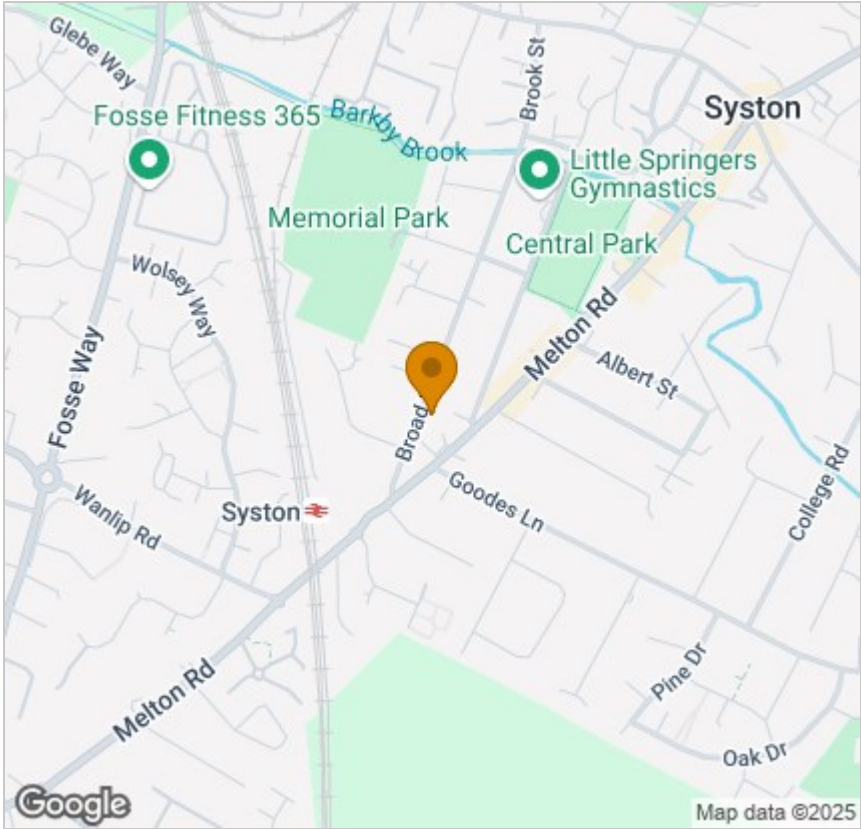
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

