

FREEHOLD



House - Detached (EPC Rating: )

Mallard Drive, Syston, Leicester, LE7 1ZL

Offers Over

£650,000



# 6 Bedroom House - Detached located in Leicester

\*\*\* DOUBLE GARGE - 6 BEDROOMS - LARGE DRIVEWAY - AMPLE SIZED GARDEN - THREE RECEPTION ROOMS \*\*\*

Seths are delighted to present this spacious and versatile six-bedroom detached home situated on the sought-after Mallard Drive in Syston, offered to the market with no onward chain. This impressive property occupies a large plot with a substantial driveway accommodating up to 7-8 cars, two garages.

The ground floor features a welcoming entrance hall leading to a modern fitted kitchen and dining area with quartz worktops and integrated appliances, a utility room, WC, and a comfortable sitting room. The main lounge offers a feature fireplace and double doors opening onto the conservatory and garden, while an additional reception room with its own staircase, bar area, and garden access.

The first floor is divided across two wings, offering six well-proportioned bedrooms in total. The main section includes four bedrooms, one of which benefits from an ensuite, alongside a family bathroom. The adjoining first floor provides two further bedrooms and an additional bathroom, ideal for guests or multi-generational families. All bathrooms have been fully renovated within the last two years, finished to a high modern standard.

Externally, the property enjoys a generous rear garden with a slabbed patio, lawn, storage sheds, and outdoor entertainment space. The front aspect provides exceptional off-road parking for up to 7-8 cars, with access to two garages via metal up-and-over doors.

Located in the popular town of Syston, the home offers excellent access to local schools, amenities, and transport links into Leicester and surrounding areas.

Contact Seths Today to Arrange A Viewing. 0116 266 9977.

## GROUND FLOOR

### ENTRANCE HALL

14'9" x 5'10"

Solid wooden flooring, radiator, stairs to the first floor, access to the kitchen/diner, WC, and sitting room.

### SITTING ROOM

11'3" x 10'0"

Carpeted flooring, radiator, double-glazed window to the side aspect, access to the entrance hall and main lounge.

### LOUNGE

18'4" x 11'7"

Carpeted flooring, double-glazed window to the rear, radiator, fireplace, spotlighting, and double-glazed doors opening into the conservatory.

### W/C

5'2" x 3'0"

Solid wooden flooring, partially tiled walls, wash hand basin, toilet, radiator, and double-glazed window to the front aspect.

### KITCHEN & DINER

10'11" x 9'11"

Tiled flooring, radiator, spotlighting and accent lighting. Fitted with base and eye-level units, quartz worktops,

integrated oven and grill, four-ring gas burner with extractor, integrated dishwasher, fridge, and freezer. Stainless steel sink, partially tiled walls, and double-glazed window to the front aspect.

### UTILITY ROOM

11'3" x 4'11"

Tiled flooring, eye-level units, plumbing/space for a washer, gas-powered combination boiler. Access to the sitting room, garden via UPVC door, and to the second lounge/reception.

### SECOND RECEPTION ROOM/BAR

22'1" x 14'6"

Spacious additional living area with carpeted flooring, two radiators, fireplace, bar area, double-glazed windows to the front, side, and rear aspects, and double doors opening to the garden.

## FIRST FLOOR - MAIN HOUSE

### LANDING

13'11" x 2'3"

Carpeted, hatch with drop-down ladder to loft, and access to all rooms.

### BEDROOM ONE

14'4" x 9'11"

Carpeted flooring, two double-glazed windows to the front aspect, radiator, inbuilt storage cupboards, and access to the en-suite.





#### EN SUITE

Tiled flooring and walls, panel ceiling with spotlights, radiator, shower cubicle with mixer function, wash hand basin, toilet, and double-glazed window to the side aspect.

#### BEDROOM TWO

9'11" x 8'0"

Carpeted flooring, radiator, double-glazed window to the front aspect, storage cupboard over the stairs, and built-in storage.

#### BEDROOM THREE

11'5" x 8'0"

Carpeted flooring, radiator, double-glazed window to the rear aspect, and inbuilt storage cupboard.

#### BEDROOM FOUR

8'5" x 7'10"

Carpeted flooring, radiator, double-glazed window to the rear aspect, and storage cupboard.

#### BATHROOM

9'1" x 8'5"

Tiled flooring and walls, panel ceiling with spotlighting,

radiator, storage cupboard, polyvinyl bathtub with mixer shower, wash hand basin, and toilet. Double-glazed window to the rear aspect.

#### FIRST FLOOR - OVER SECOND RECEPTION ROOM/BAR

#### LANDING

14'6" x 2'6"

Carpeted, hatch with drop-down ladder to loft, and access to all rooms.

#### BEDROOM FIVE

11'4" x 9'11"

Carpeted flooring, inbuilt storage cupboard, radiator, and double-glazed window to the front aspect.

#### BEDROOM SIX

8'3" x 6'3"

Carpeted flooring, inbuilt storage cupboard, radiator, and double-glazed window to the rear aspect.

#### BATHROOM

Tiled flooring and walls, panel lighting, radiator, wash hand basin, toilet, shower cubicle with electric function, sauna feature, and double-glazed window to the side aspect.





### OUTSIDE

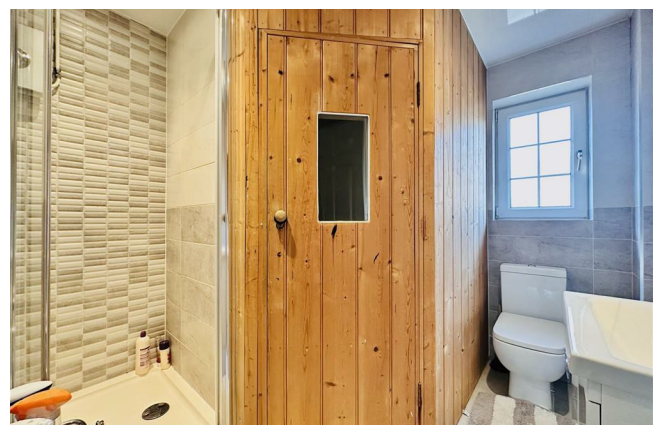
To the front, ample off-road parking for up to five vehicles, with access to two garages via metal up-and-over doors. To the rear, slabbed patio area enclosed by a brick-built border with metal gate access to the front driveway. A path leads to a grass lawn, with a mix of brick-built and wooden fencing along the boundary. Includes two sheds (wooden & plastic), a barbecue pit, and a semi-secluded area adjoining the conservatory.

### FREEHOLD

### COUNCIL TAX BAND - F

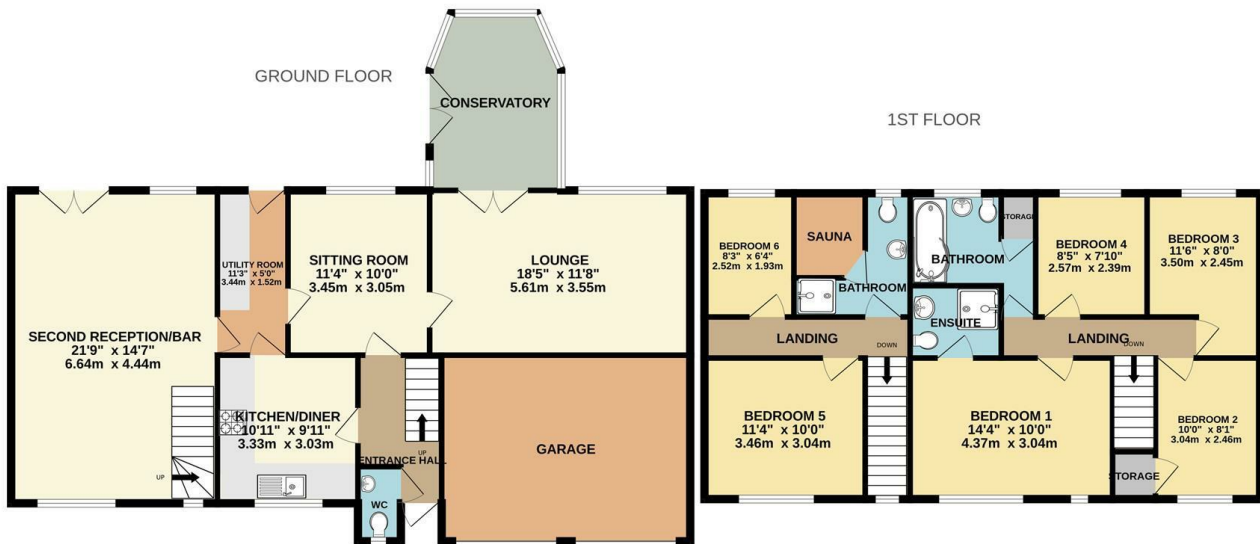
### ADDITIONAL INFORMATION

Tenure: Freehold  
EPC rating: TBC  
Council Tax Band: F (Charnwood)  
Council Tax Rate: £3,451.21  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Fibre Broadband







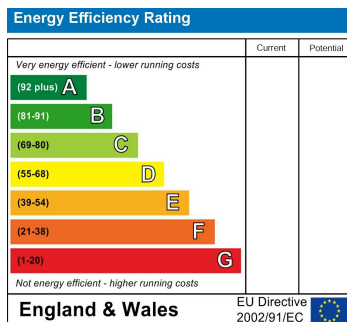


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**F**

Energy Performance Graph



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