



High Street, Syston, LE7



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£259,950



Key Features

- Three bedroom semi detached home
- Lounge with feature log burner
- Open plan kitchen diner & Outbuilding with utility area
- Heart of Syston, within walking distance to local amenities
- Potential to convert the loft space subject to necessary consent
- Gas central heating with HIVE Thermostat
- EPC rating D
- Freehold





Set within a conservation area, fall in love with this traditional bay fronted three bedroom semi detached property located prominently in the heart of Syston, just a short walk away from an array of local amenities. Benefiting from gas central heating with HIVE thermostat, the well proportioned layout offers an entrance hallway, lounge with feature log burner and a full width kitchen diner with access to the outbuilding providing further storage and appliance space. Upstairs you will find three bedrooms and bathroom. Outside there is a mainly laid to lawn rear garden. Available with no upward chain, an early viewing is highly recommended to avoid disappointment.

Welcome to your new home

A replaced front entrance door opens into the welcoming entrance hall presented with characterful tiled flooring and featuring a staircase rising to the first floor. The reception room is positioned around a feature fireplace and is flooded with an abundance of natural light provided by a walk in bay window to the front elevation. There is also original wood flooring.

Affording plenty of space for a table and chairs, the full width kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset replaced 1.5 sink and drainer with mixer tap, built in oven, hob with upgraded hood above, wall mounted 'Ideal' boiler and space for appliances. With a useful built in pantry cupboard, replaced wood effect flooring, central heating radiator, french doors to the garden and a door leading to the lobby area which leads to the outbuilding, providing further storage and space for appliances.

Moving upstairs

Ascend to the first floor, a landing gives access to three bedrooms, two of which are comfortable doubles. The master bedroom benefits from having built in storage and a double glazed window overlooking the rear aspect. Completing the

first floor is the bathroom, fitted with a three piece suite comprising a bath with shower and screen, wash hand basin with storage beneath and a wc, with complementary tiled surrounds. There is also a heated towel rail, spotlighting and a window to the rear elevation.

Outside

The plot firstly offers a small forecourt with a brick wall boundary with a gated pathway to the front door. Shared gated access to the side leads to the rear garden being mainly laid to lawn with a patio area ideal for outdoor sitting.

Location

Syston is a town just north of Leicester offering extensive local shopping and schooling facilities. With a vibrant local community, the town is ideally placed for fast access to Melton Mowbray, Loughborough and the A46 western bypass, providing direct links to the M1 motorway.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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