

**DEAL.**

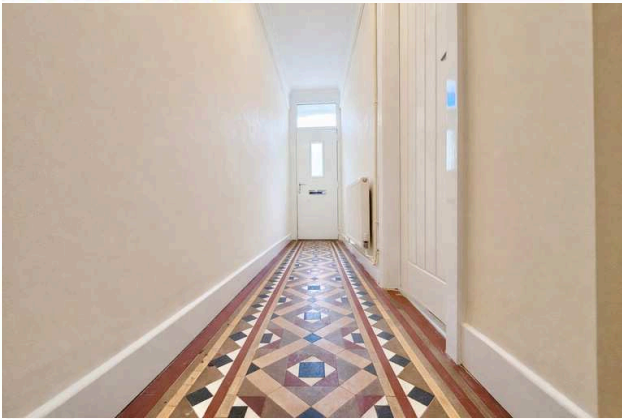


St. Peters Street - Syston

**£260,000**









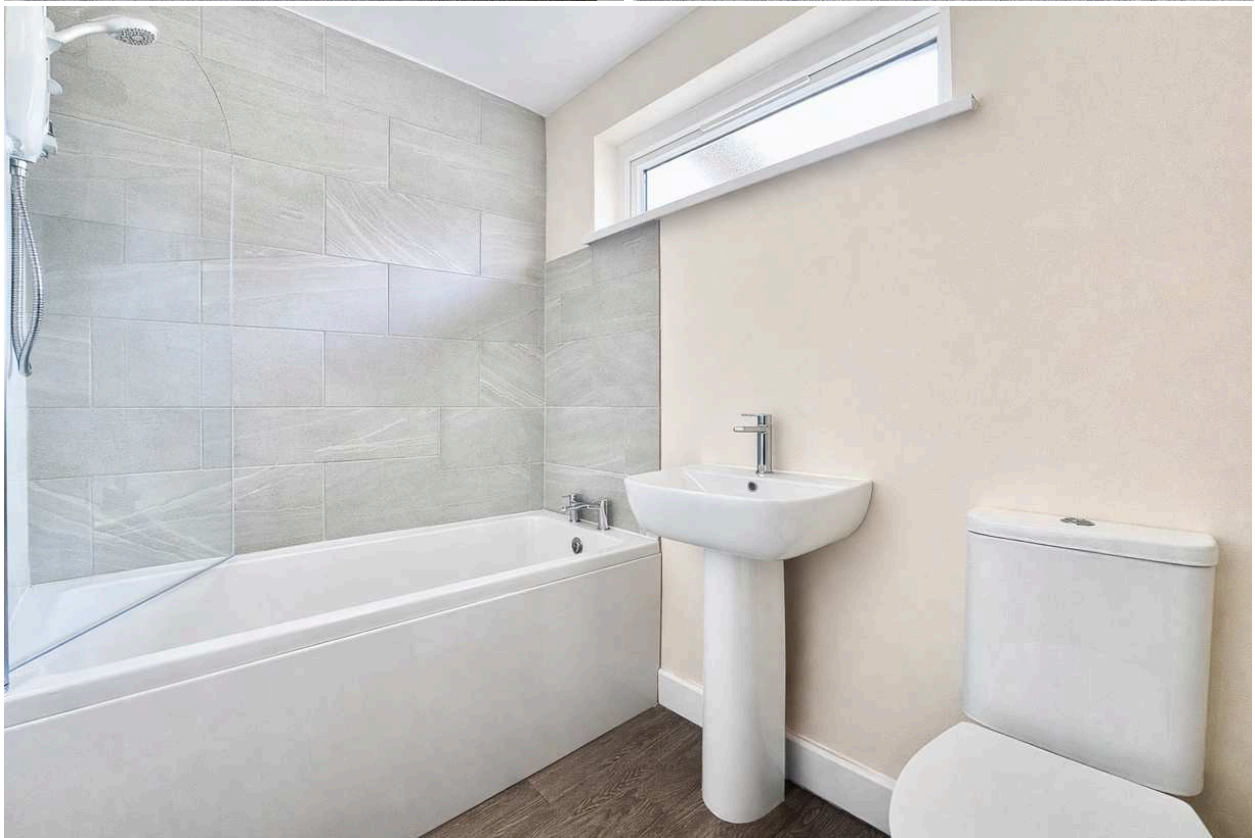
Bed 2



Bed 3



Bed 1

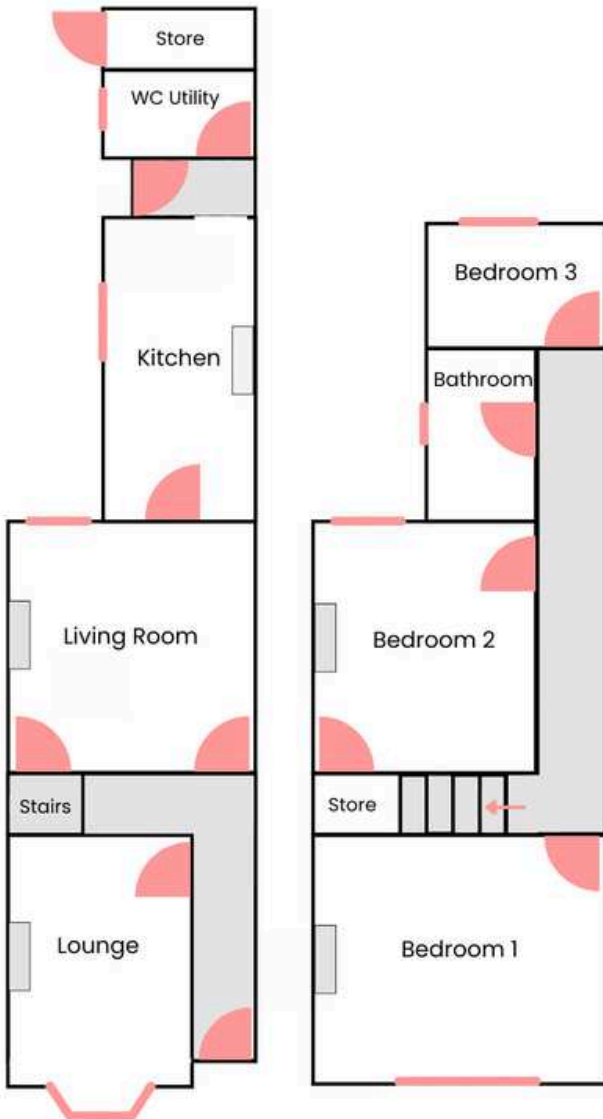




Move In Without Delay  
Work From Home Space  
Cafes & Restaurants Nearby  
Walk To Train Station  
Parkland On Doorstep



## Floorplan



## Room Measurements

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### Ground Floor

Lounge	9'4" X 14'3" max
Living Room	12'4" X 12'4"
Kitchen	14'8" X 7'11"
WC Utility	7'7" X 5'

### First Floor

Bedroom 1	14' X 12.2'
Bedroom 2	11'2" X 11'
Bedroom 3	7'11" X 6'11"
Bath	7'2" X 5'

### Sq Feet

Ground Floor	560
First Floor	566
Total	1126

## 63 St. Peters Street - Syston - LE7 1HL

### In Brief

A standout three-bedroom terraced home in the centre of Syston, fully renovated, extended and offered to the market with no upward chain, making it an ideal move for buyers wanting a smooth purchase. Stylishly presented throughout, this is a property that delivers the character buyers want with the finish they expect.

The layout keeps the charm of a traditional terrace, with two separate reception rooms and an eye-catching entrance hall featuring original tiled flooring. To the rear, the kitchen has been smartly refitted and includes oven, gas hob, dishwasher and washing machine, with the added bonus of a useful WC/utility room. Upstairs are two genuine double bedrooms, a sleek modern bathroom, and a third bedroom that could also work perfectly as a nursery, dressing room or home office.

The property has been comprehensively improved, benefiting from full rewiring, gas central heating, new floor coverings, fresh decoration and built-in storage, all adding to the turn-key appeal. Outside, the rear garden is low maintenance and practical, with paved seating space, an integrated store and gated side access to the shared entry.

Location is a real selling point. Syston station, supermarkets, shops, pubs, restaurants and local parkland are all just a short walk away, making day-to-day life easy without relying on the car.

A superb first buy, smart step up the ladder or ideal young family home. Homes finished to this standard, in this location, and available with no chain are always in demand.

### Key Features

- Beautifully renovated and extended three-bedroom terraced home
- Prime central Syston location close to station and amenities
- Two reception rooms with characterful original tiled hallway
- Stylish refitted kitchen plus practical WC/utility room
- Versatile third bedroom - Alternative study or nursery
- Offered for sale with no upward chain

### Council Tax

Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Awaiting  
Up to date  
EPC

# DEAL.

## Important Information for Buyers

### DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed purchase, whether that be a property or any other consumer goods. DEAL. are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information obtained from sources including but not restricted to HMRC Land Registry, Ofcom, Gov.uk and provided by our sellers.

### ANTI-MONEY LAUNDERING CHECKS

In accordance with Anti Money Laundering laws including the Proceeds of Crime Act 2002, The Terrorism Act 2000, The Money Laundering Regulations 2017 and the Bribery Act 2010 we are required to conduct anti-money laundering checks on all clients selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by AplyID via their online portal once you have had an offer accepted on a property. The cost of these checks is £25 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you to DEAL. in advance of us issuing a memorandum of sale, and is non-refundable. We will receive some of the fee taken by APlyID to compensate for our role in the provision of these checks.

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All information relating to this property is provided in good faith and, where supplied by the seller or obtained from publicly available sources, is believed to be accurate at the time of publication. However, prospective purchasers should not rely solely on this information and are advised to verify all details independently through their solicitor or other qualified professionals.

Information regarding heating systems, electrical installations, dates, condition, boundaries, planning matters and similar property details has been provided by the seller and/or sourced from available records, and has not been independently tested or verified by the agent. No appliances, services or equipment have been tested by the agent, and no warranty is given as to their condition or working order by the agent..

The property is offered for sale as seen. Buyers are strongly advised to instruct their solicitor and carry out any surveys, inspections or enquiries necessary to satisfy themselves before proceeding with a purchase.

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