



Goodes Lane, Syston, LE7



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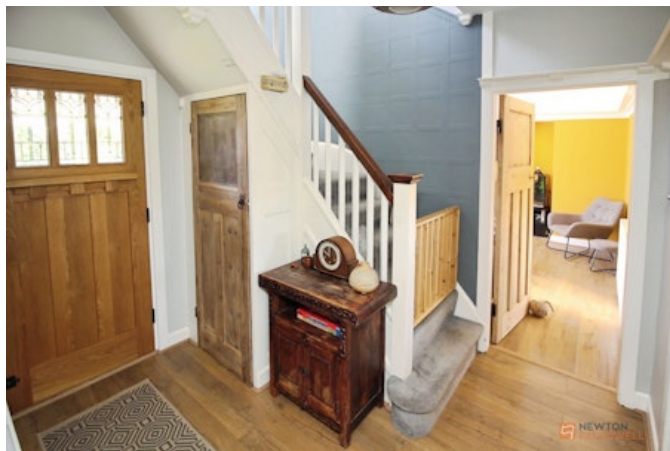
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£509,950



### Key Features

- Four/Five bedrooms
- Traditional detached family home
- Highly desirable location
- Within walking distance to Syston Train station and Merton School
- Larger than normal particularly private rear garden
- Utility room & ground floor WC
- EPC rating TBC
- Freehold





An individually designed four/five bedroom detached family home, rich in character and original features. Ideally located in a sought-after residential area, within easy reach of Syston train station and Merton Primary School, it's perfectly suited for families and commuters alike. The well proportioned and versatile accommodation includes three reception rooms, a bespoke kitchen, utility room, guest WC, gym, and a ground floor bedroom/home office. Upstairs offers four bedrooms, a family bathroom, and an additional WC. Outside, a driveway provides off-road parking, garage access, and an electric vehicle charging point. To the rear, a standout feature is the generous, mature garden, beautifully stocked with established trees, shrubs, and flower beds, ideal for relaxing or entertaining.



### Welcome to your new home

Step into a welcoming entrance hall with staircase rising to the first floor and access to three reception rooms. The main lounge is a standout space, centred around an impressive inglenook brick fireplace with exposed hearth and inset tiles, complemented by beamed ceilings, porthole windows, built-in period seating, and glazed doors opening onto the garden.

A second reception room provides a cosy sitting area with a feature log burner and bay window, while the third is ideal for formal dining with a built in pantry. The bespoke kitchen is fitted with a range of units and work surfaces, brick tiling, a range cooker with hood, integrated appliances, and a Belfast sink.

Further benefits include a separate utility room, ground floor WC, and a versatile fifth bedroom, ideal as a guest suite, home office or playroom. Part of the garage has also been converted to create additional storage and a gym, accessed directly from the house.

### Moving upstairs

Ascend to the first floor, where the landing provides access to four well-proportioned bedrooms, three of which are doubles.



The principal bedroom is a particularly attractive space, featuring a characterful fireplace and a walk-in bay window to the front elevation, allowing for plenty of natural light.

Completing the first floor is the family bathroom, fitted with a bath, separate shower enclosure, and wash hand basin, all complemented by tiling, built-in storage, and a traditional-style towel radiator. There is also a separate WC adjacent to the bathroom.

There is also access to the loft space, which is partially boarded and offers excellent potential for conversion, subject to the necessary consents.

### Outside

The property is ideally situated in a highly sought-after location and features a private driveway to the front, providing convenient off-road parking along with the added benefit of an electric vehicle charging point and access to a integral garage measuring 3.70m x 2.53m with access to a boiler room.

A standout feature of this home is its exceptionally spacious rear garden, larger than typically found, offering ample room for families to relax and enjoy. The garden comprises a paved patio area leading onto a shaped lawn, complemented by well-established, beautifully stocked flower and shrub borders. It also boasts a selection of fruit trees, including apple, cherry, and pear, as well as a variety of mature trees, creating a private and attractive outdoor space.

### Location

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

### Tenure & Council Tax

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

### Viewing Arrangements





Viewings are strictly by appointment only.

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