



Parkstone Road, Syston, LE7



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Offers over £475,000



Key Features

- Four bedrooms, master with en-suite & walk in wardrobe
- Extended detached family home
- Modern fitted kitchen diner
- Downstairs WC
- Within walking distance to local schooling & playing fields
- Highly sought after residential location
- EPC rating TBC





Occupying a prominent corner position within walking distance of local schooling, this extended four-bedroom detached home offers spacious and well-maintained accommodation throughout. The property benefits from a larger-than-average private rear garden, a driveway providing parking for multiple vehicles, and access to a single garage. The gas centrally heated and double glazed accommodation comprises a reception hallway, ground floor WC, two reception rooms and a modern fitted kitchen diner. To the first floor are four double bedrooms and a family bathroom, with the principal bedroom featuring an en-suite shower room and walk-in wardrobe. The property has been in the same ownership for over 40 years. Viewing is recommended to appreciate the overall space and layout on offer.

Welcome to your new home

Step inside to an extended entrance hall with ample room for coats, shoes and everyday essentials, along with a convenient ground floor WC and staircase to the first floor. The primary reception space sits at the heart of the home and is positioned around a fireplace. Folding doors open into the extended family/dining room, creating a versatile open-plan living space suitable for both everyday living and entertaining. Bi-fold doors provide direct access to the rear garden, enhancing the connection between indoors and out.

The contemporary handleless kitchen offers a wide range of wall and base units, integrated appliances, and space for a range cooker with matching hood. Additional features include an understairs storage cupboard and a neatly concealed combi boiler. The kitchen also benefits from garden access via bi-fold and separate patio doors, allowing for plenty of natural light.

Moving upstairs

Upstairs, the property offers four well-proportioned bedrooms. The extended principal bedroom includes an en-suite comprising a shower enclosure and wash hand basin, as well as a walk-in wardrobe providing useful additional

storage. There are three further bedrooms, including two doubles and a generous single, offering flexible accommodation for family life, guests or home working. These rooms are served by a modern family bathroom fitted with a bath and shower over, WC, wash hand basin and built-in storage.

Outside

Outside, the property benefits from a mature larger than normal rear garden, offering a high degree of privacy and space for a variety of uses, including outdoor dining, play or gardening. There is side access to the front of the property, along with a garage equipped with power and lighting. The driveway provides off-road parking for multiple vehicles.

Location

Syston is located just north of Leicester and offers a range of local shopping and schooling facilities, along with everyday amenities. The town has an active community and is well positioned for access to Leicester, Melton Mowbray and Loughborough. It also benefits from convenient road links to the A46 western bypass, providing onward connections to the M1 motorway.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band E. 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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Speak with our expert 'in branch' adviser, please contact our office.

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Agents Note

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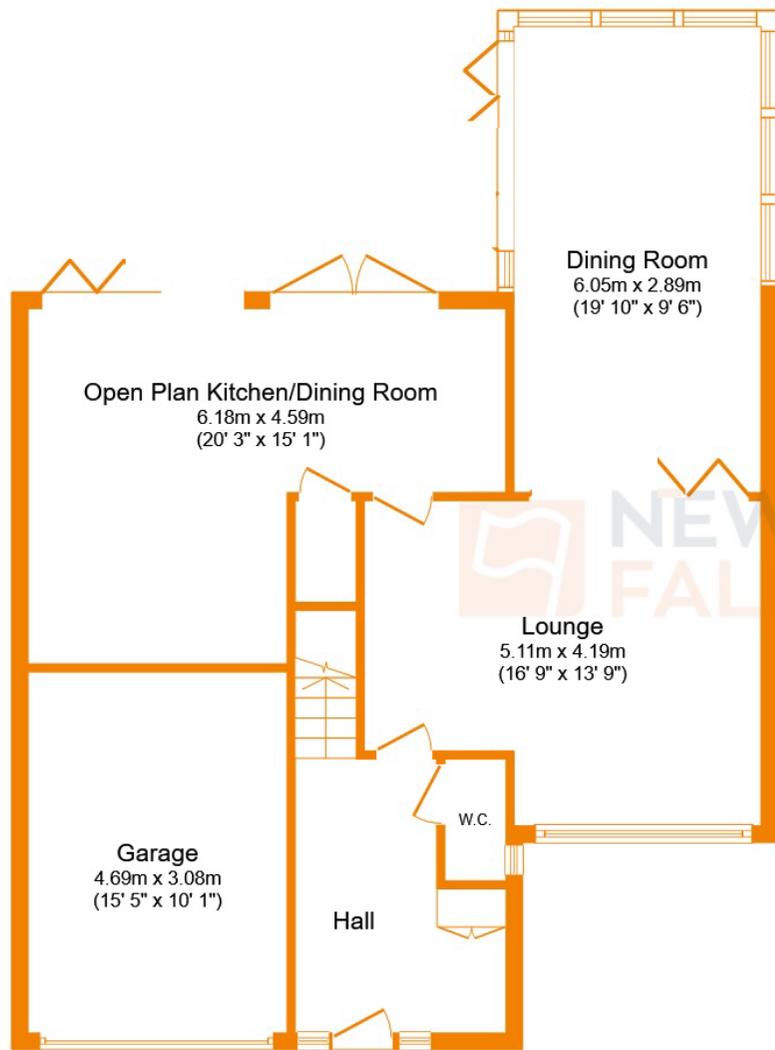
preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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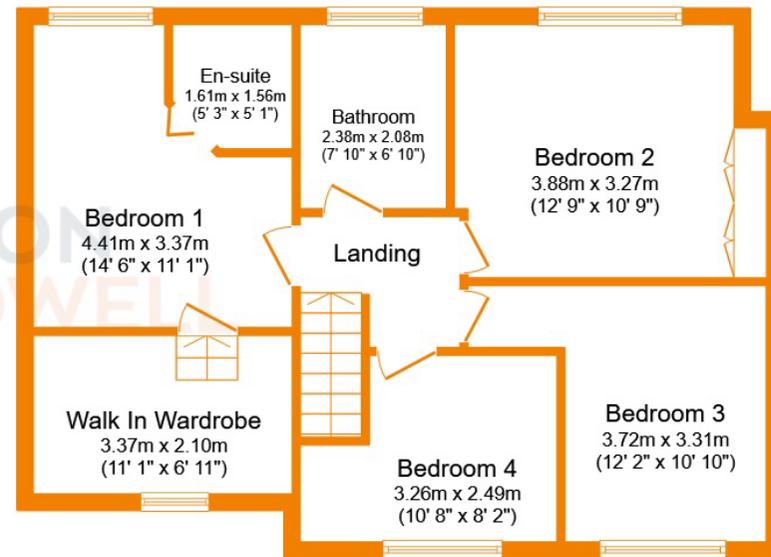
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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