



# Avery Drive, Syston, Leicester

Creightons Estate Agents are delighted to present this three-bedroom semi-detached home with a garage, set within a quiet cul-de-sac and conveniently close to the local primary and Wreake Valley Academy secondary schools. Offering open-plan living and dining, a separate kitchen, and low-maintenance front and rear gardens, this property is ideal for small families or couples, especially those needing a dedicated space to work from home. A free-standing single garage adds further practicality and storage options. Available with no onward chain.

## KEY FEATURES

- Semi Detached Home
- Open plan living/ dining
- Three bedrooms
- Low maintenance front and rear gardens
- Cul De Sac location
- Available with no upward chain

## LOCATION

Syston is a fantastic place to live, offering the ideal blend of convenience, community, and countryside charm. With excellent transport links, plentiful local amenities, and a strong selection of Good and Outstanding schools, it's a popular choice for families and commuters alike. The town benefits from a friendly, well-established community, attractive green spaces, and a bustling high street with cafés, shops, and independent businesses. Its lower-than-average burglary rates add peace of mind, while its proximity to Leicester provides all the advantages of city access without sacrificing the relaxed feel of a market town.







## GROUND FLOOR

The property is entered via a handy porch, ideal for storing coats and shoes, before opening into a bright and airy hallway with wooden flooring and neutral décor. From here, stairs rise to the first floor, with an understairs storage area and a doorway leading through to the open-plan living and dining room.

This spacious room features a large full-width window overlooking the front garden, matching wood flooring, and an open double doorway into the rear dining area. The dining space enjoys views of the garden through French doors and flows seamlessly into the kitchen via an open archway. Positioned at the rear of the property, the kitchen offers a range of wood-effect base and wall units with complementary dark worktops, black tiled splashback, space for several freestanding appliances, and direct access to the rear garden.

## FIRST FLOOR

The first-floor landing provides access to all bedrooms and the family bathroom, and features an airing cupboard, a side-facing window, carpeted flooring, and a loft hatch. The main bedroom overlooks the front elevation and includes fitted wardrobes, soft carpet, and a central heating radiator. The second double bedroom enjoys views over the rear garden and offers carpeted flooring, a radiator, and fitted storage, while the third bedroom is a practical single with a front-facing window, wall-mounted storage, carpet flooring, and a radiator. Completing the floor is the family bathroom, fitted with a modern three-piece suite comprising a bath with shower over, a separate free-standing shower cubicle, and a wash hand basin set within a vanity unit, along with a WC. Tasteful tiling, spotlighting, a heated towel radiator, and an obscure rear window provide a stylish and private finish.

## OUTSIDE

Occupying a family-friendly cul-de-Sac position, this property offers instant kerb appeal with its low-maintenance front garden, finished with decorative slate and potted plants. The home also benefits from off-road parking and double-width gated access to the rear, leading to a single garage positioned at the back of the plot.

The rear garden continues the low-maintenance theme, featuring a patio area, an artificial lawn, decorative slate, and raised borders planted with a variety of shrubs and greenery. A raised patio area at the far end of the garden provides an ideal spot to enjoy the sun, perfect for outdoor dining, relaxing, or entertaining.





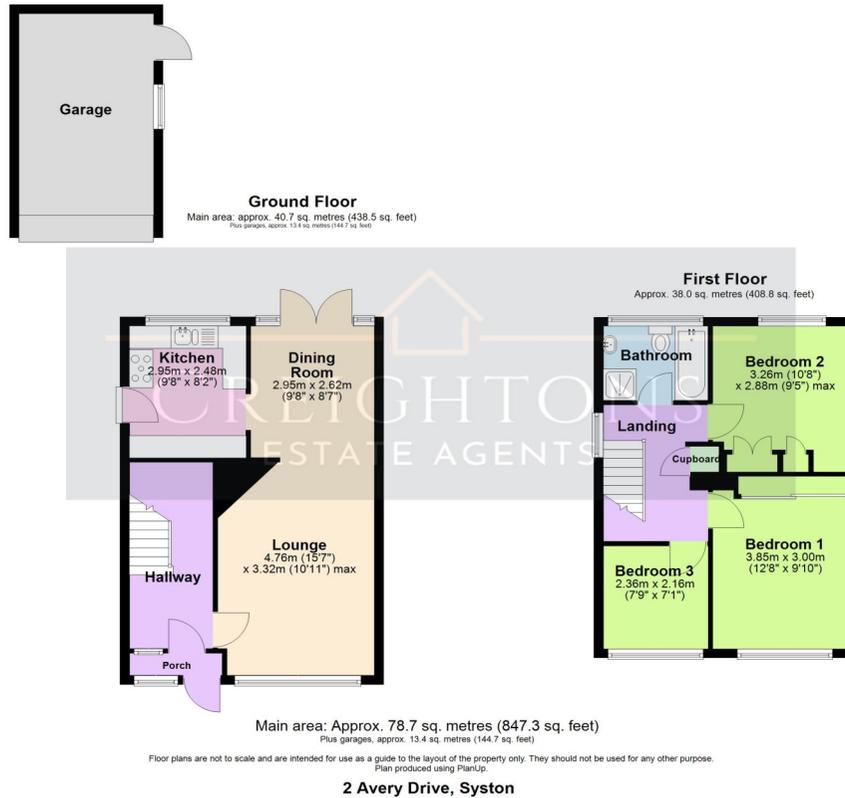
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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C.



EPC TO FOLLOW

CREIGHTONS  
ESTATE AGENTS

## DISCLAIMER

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