

SmartSale

4u



## Plumtree Way

Syston, Leicester LE7 2LH

- Modern family bathroom
- Separate dining area
- Contemporary fitted kitchen with ample storage
- Spacious and inviting lounge
- Two neat bedrooms
- Private rear garden ideal for relaxing or entertaining

**£224,995 Freehold**





## Location



## Full Description

We are pleased to present this charming two-bedroom semi-detached house located in the heart of Syston, a delightful town known for its friendly community and convenient amenities. Perfectly suited for first-time buyers, small families, or those looking to downsize, this property combines comfort, style, and practicality in one inviting package.

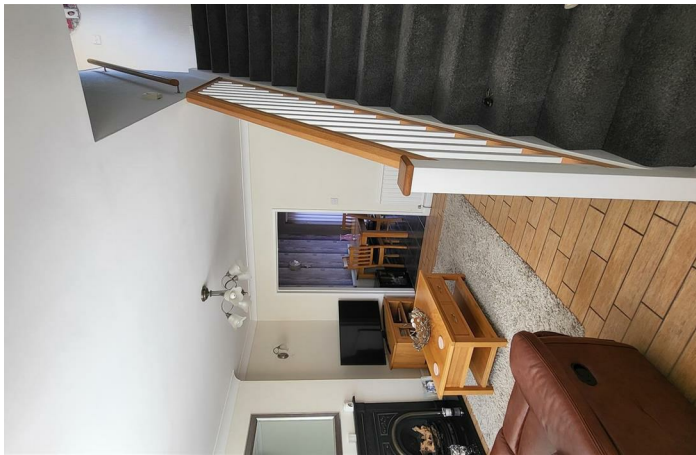
Step inside to discover a bright and spacious reception room that offers a warm and welcoming atmosphere, ideal for relaxing evenings or entertaining guests. The large front-facing window floods the space with natural light, creating a cozy yet airy environment. The neutral decor throughout ensures a fresh canvas, allowing you to effortlessly add your personal touch.

The kitchen is thoughtfully designed with functionality in mind, featuring ample work surfaces and plentiful cupboard space to cater for all your culinary needs. Whether you enjoy cooking delicious meals or simply want a practical space for daily tasks, this kitchen delivers both convenience and style.

Upstairs, you will find two generously sized bedrooms, each providing plenty of space for restful nights and personal storage. The main bedroom boasts a large window that frames pleasant views of the quiet neighbourhood outside. Both bedrooms offer flexible layouts, capable of accommodating different furniture arrangements to suit your lifestyle.

The family bathroom is well-appointed with contemporary fittings including a bath with an overhead shower, a modern sink, and a toilet, all finished to a high standard. Clean lines and practical touches make this bathroom ideal for both morning routines and relaxing baths after a long day.

Externally, this semi-detached property benefits from a private rear garden that offers a peaceful retreat. Perfect for outdoor dining, gardening, or simply enjoying the fresh air, the garden represents a wonderful space to unwind throughout the seasons. To the front, there is off-street parking, providing the convenience and security of your own



driveway.

Whether you are a growing family, a couple, or simply seeking a property with potential in a welcoming community, this two-bedroom semi-detached house provides a wonderful opportunity. Ready to move into and full of potential, this home awaits its new owners to create lasting memories and enjoy everything Syston has to offer. Don't miss your chance to view this attractive property. Contact us today to arrange a private viewing and take the first step towards making this delightful house your new home.

**1. MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3.** The measurements indicated are supplied for guidance only and as such must be considered

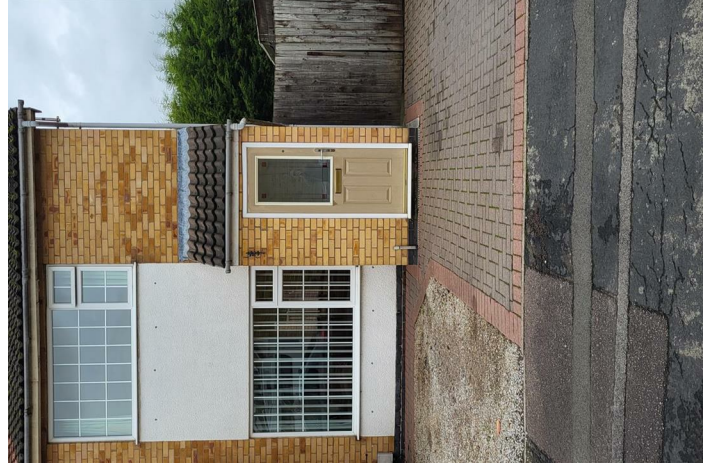
incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Local Authority  
Council Tax Band **B**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.