

**DEAL.**



Orchard Way - Syston

**£320,000**















## Floorplan



Living Room	15'10" X 13'2"
Kitchen Diner	19'10" X 11'3"
Garage	16'07" X 8'

Bedroom 1	13'4" X 9'2"
Bedroom 2	9'10" X 9'2"
Bedroom 3	9' X 6'6"
Bathroom	5'5" X 6'6"

Ground Floor	537
First Floor	403
Total	904

## In Brief

A striking three-bedroom detached home tucked away within a quiet cul-de-sac, stylishly transformed by the current owners into a sleek, contemporary home ready for immediate occupation. Finished to an impressive standard throughout, this is the type of property buyers can simply move into, unpack and enjoy.

The standout feature is undoubtedly the superb wrap-around kitchen, designed as the true heart of the home with space for a family dining table alongside integrated fridge freezer, dishwasher, electric oven, gas hob and extractor. The layout works brilliantly for both everyday living and entertaining, while the central staircase creates a distinctive focal point and gives the ground floor a bright, flowing and modern feel.

The current owners have invested heavily into the property with full rewiring, upgraded gas central heating, replastering and extensive cosmetic improvement works, resulting in a home that feels sharp, modern and exceptionally well cared for throughout. Upstairs are two stylish double bedrooms with fitted wardrobes, alongside a versatile third bedroom currently used as a home office.

Outside, the property continues to deliver with a manageable rear garden combining patio seating and lawn space, perfect for summer evenings without the maintenance burden of a larger plot. The attached garage currently works well as utility and gym space, while also presenting exciting future potential for a rear extension opportunities, subject to planning permission. A generous driveway provides ample off-road parking.

Location remains a major advantage, with Syston centre, supermarkets, amenities and transport links all within walking distance, making this a highly convenient place to live.

Modern detached homes with this level of finish, future potential and turn-key appeal are always in strong demand.

## Key Features

- Stylish three-bedroom detached home
- Quiet cul-de-sac position
- Appealing wrap-around dining kitchen
- Integrated kitchen appliances included
- Fully rewired and upgraded heating
- Contemporary finish throughout
- Driveway and versatile garage space
- Extension potential to rear (STPP)

## Council Tax

Band C

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 EPC

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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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