



Broad Street, Syston, LE7

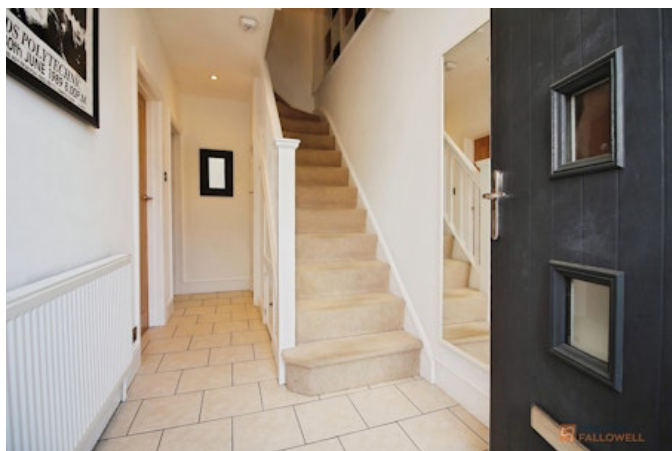
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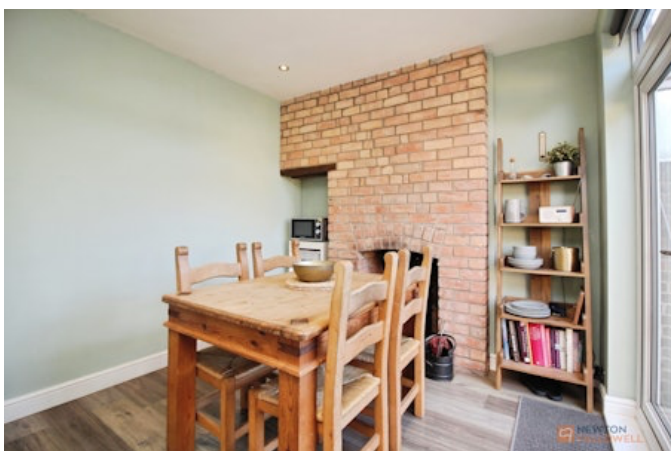
£280,000



Key Features

- Three bedroom terraced house
- Open plan kitchen diner with French doors to the garden
- Ground floor WC and useful storage room/potential home office
- Planning permission previously approved for kitchen & utility extension
- Popular location, within walking distance to parks and amenities
- Modern fitted bathroom
- EPC rating C





Offering two parking spaces to the front, walk in and be surprised by this traditional bay fronted three bedroom terraced home occupying a town centre location, being within walking distance to an array of amenities and playing fields. Perfect for growing families and somewhat larger than the exterior would suggest, the gas centrally heated and double glazed layout includes an entrance hallway with storage, lounge, open plan kitchen diner, rear lobby with WC and access to a useful storage room/home office. Upstairs you will find three practical bedrooms and a modern bathroom. The plot offers a garden to the rear. Having had planning permission previously granted in 2006 for a kitchen and utility extension, this home offers potential for further enhancements and therefore an early viewing is highly recommended to avoid disappointment.

Step inside and discover

Upon entering the home, you are welcomed into an entrance hallway with tiled flooring, featuring a staircase rising to the first floor and a useful storage cupboard. A door leads through to the reception room, which is flooded with an abundance of natural light from the walk-in bay window and benefits from wood-effect flooring.

The heart of the home is the open-plan kitchen diner, fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an oven and hob, fridge freezer, sink and drainer, and a built-in dishwasher. The space comfortably accommodates a dining table and chairs, with French doors opening onto the rear garden.

A door leads to the rear lobby, where a ground floor WC and additional appliance space are located. To the rear is a useful storage room, which could be utilised as an ideal home office or potential guest bedroom, subject to reconfiguration.

Ascend to the first floor

Moving upstairs, you will find three practical bedrooms, two of which are comfortable doubles. The third bedroom enjoys the

use of a built in cupboard. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary brick effect tiling and a traditional style radiator. The landing also serves access to the loft space which houses the central heating boiler.

Outside

The plot initially features a landscaped, paved driveway providing off-road parking for two vehicles. A shared gated side access leads to the rear lobby, which in turn provides access to the rear garden. The garden enjoys a raised paved seating area ideal for outdoor entertaining, with steps leading down to a lawned area, timber shed, and fencing to all boundaries.

Location

Broad Street is conveniently situated in the heart of Syston, a well-regarded and popular town to the north-east of Leicester. Syston offers a wide range of local amenities including supermarkets, independent shops, cafés, pubs and restaurants, making it ideal for day-to-day living.

The area is well served by reputable primary and secondary schools, along with leisure facilities and green spaces nearby, including the popular Watermead Country Park. Excellent transport links are available, with Syston railway station providing regular services to Leicester and beyond, while road links offer easy access to Leicester city centre and surrounding areas via the A46, A607 and M1 motorway network.

Combining convenience, connectivity and a strong community feel, Syston remains a sought-after location for families, professionals and commuters alike.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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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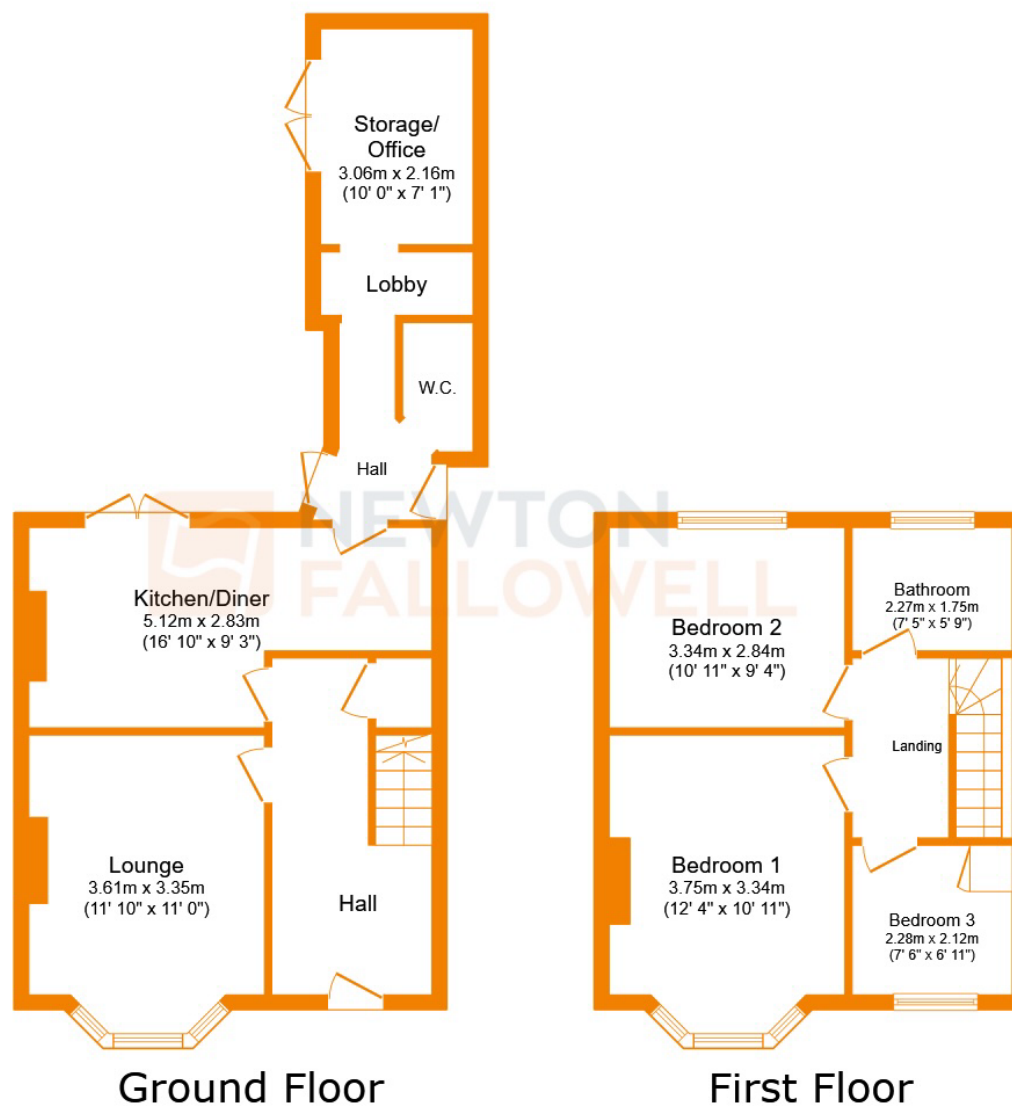
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