



49 Mostyn Avenue, Syston - LE7 2ET
£290,000

 **NEWTON FALLOWELL**

49 Mostyn Avenue

Syston, Leicester

Newton Fallowell are excited to welcome to the market this four bedroom semi detached dormer bungalow presenting an excellent opportunity for buyers seeking a property with incredible potential for modernisation. Situated in a popular residential location, the home offers a flexible layout ideal for family living or those looking to create their perfect space. The accommodation comprises an entrance porch, a lounge diner, and four well-proportioned bedrooms, providing ample room for both relaxation and entertaining guests. The kitchen is well-sized and offers scope for redesign to suit individual tastes. Additional features include a detached garage and workshop (ideal for storage or hobbies), ensuring plenty of practical space. The property is available with no upward chain. This bungalow is perfectly positioned for access to local amenities, schools, and transport links. Whether you are a growing family or a buyer looking to downsize without compromising on space, this property represents a rare opportunity to acquire a home that can be tailored to your requirements. Benefiting from privately owned solar panels and having been occupied by the same family for many years, an early viewing is highly recommended to fully appreciate the scope and potential of this charming bungalow.

- Four bedrooms
- Semi detached dormer bungalow
- Available with no upward chain
- Incredible potential for modernisation
- Detached garage and workshop
- Privately owned solar panels
- Tenure - Freehold / Tax Band B





Welcome to your new home

Sliding doors open into the welcoming porch, with a further door leading through to the reception room, offering ample space for both formal dining and comfortable sitting. The room features a characterful bay window to the front elevation, a feature log burner, air conditioning unit, carpet flooring and a concealed staircase, with a useful under-stairs cupboard beneath.

The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Features include an inset 1.5 bowl sink and drainer, built-in oven with hob over and space for additional appliances. Dual-aspect glazing provides plenty of natural light, while a rear access door leads to the driveway.

The ground floor also benefits from two well-proportioned bedrooms, with the front bedroom featuring a characterful walk-in bay window and built-in wardrobes. Completing the downstairs is a modern wet room, fitted with an AKW shower, wash basin, WC and heated rail.

Moving upstairs

Ascending to the first floor, the landing provides access to two further well-proportioned bedrooms, both benefiting from dual-aspect glazing and an abundance of natural light. One of the bedrooms also enjoys useful storage within the eaves.

Outside

Set within a popular location, the property occupies a well-maintained plot with a low-maintenance frontage, set behind a boundary wall. A shared driveway to the side leads through to the rear, where there is a detached garage measuring approximately 2.09m x 3.03m, with a useful workshop beyond measuring 4.42m x 3.05m. Both buildings benefit from light and power. The rear garden provides a paved seating area immediately adjoining the property, ideal for outdoor dining and entertaining, with a lawned area beyond and a feature pond. The garden is further complemented by a selection of established fruit trees, greenhouse and a store.



Location

The property is situated in the attractive village of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band B. 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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Making an Offer

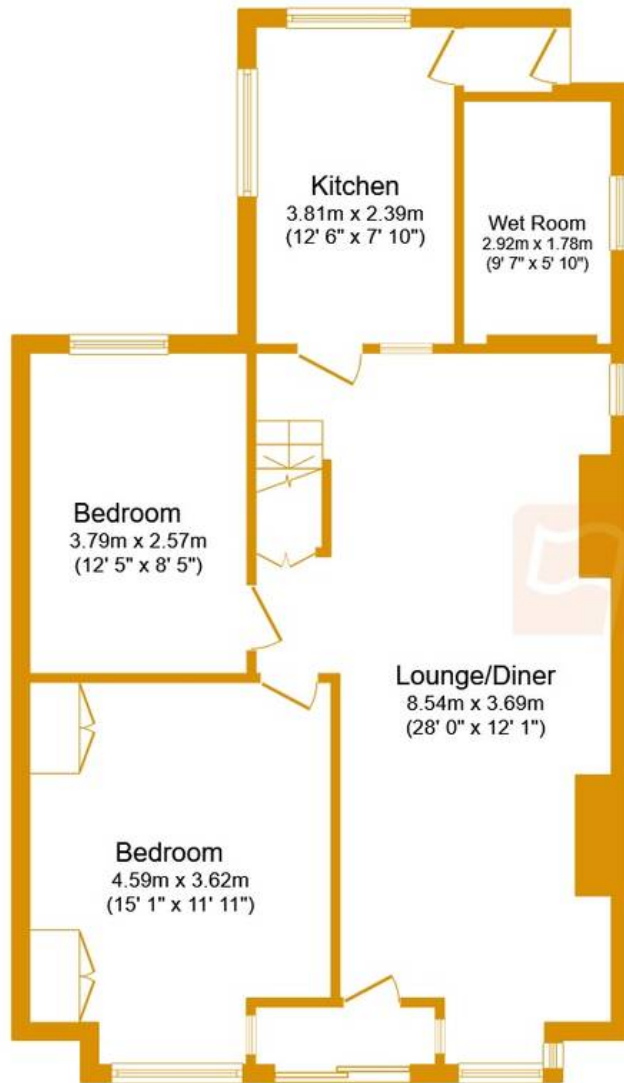
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Ground Floor



First Floor



Outbuilding

Total floor area: 120.7 sq.m. (1,300 sq.ft.)

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