



SYCAMORE ROAD, BIRSTALL, LEICESTERSHIRE

OFFERS OVER: £ 300,000

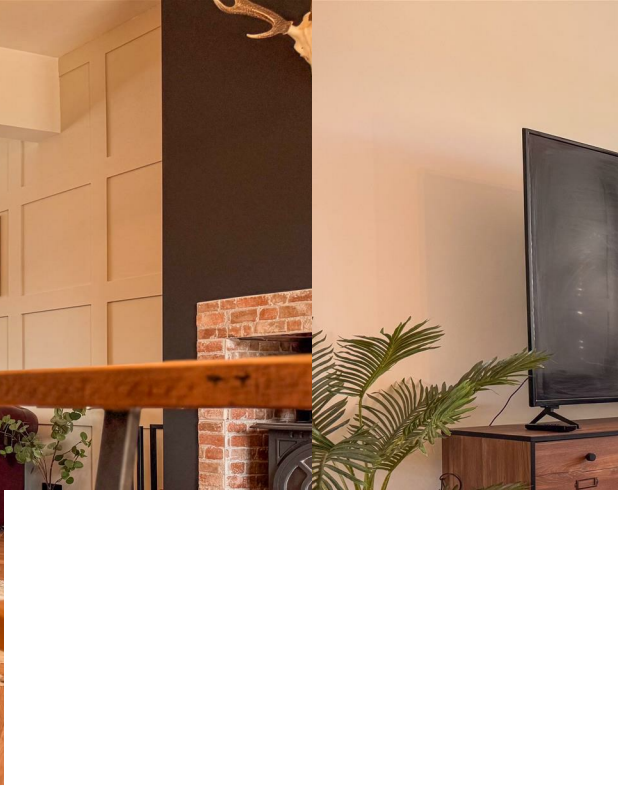




\*\*\*Guide Price: £310,000 - £325,000\*\*\*

\*Viewings are available Saturdays from 9am to 1pm upon ours and the sellers availability\*

A standout property where modern industrial style meets timeless vintage elegance. Beautifully refurbished and thoughtfully curated, this stylish 3-bedroom home is a rare find. Every room showcases unique feature pieces and classic finishes, creating a cohesive blend of character, charm, and contemporary design. From exposed textures to elegant fittings, each detail contributes to the home's distinctive personality. Warm, welcoming, and move-in ready, this is a home designed to impress - a true standout in both style and quality.



Welcome to Sycamore Road – a beautifully refurbished home that seamlessly blends vintage charm with industrial style features. Within the last three years, this unique residence is not only thoughtfully styled with premium finishes throughout but also left unturned.

From the moment you arrive, the home impresses with its sleek slate driveway, offering parking for at least three vehicles. A custom-designed bin storage unit adds both practicality and curb appeal. Enter via the entrance porch – a smart and functional space ideal for removing shoes and outerwear before entering the heart of the home.

Inside, the hallway sets the tone with beautiful tiled flooring and sleek finishes, offering a first glimpse of the home's refined style. A modern sliding glass door leads into the open-plan living space, creating an elegant





One for the road



transition that maintains light, flow, and visual connection while subtly defining each area. A tastefully fitted stair runner draws the eye upward, inviting you to explore the thoughtfully curated first floor and adding a soft, welcoming touch to this striking entrance.

The spacious living area is a masterclass in mood and texture, thoughtfully decorated to complement the home's moody, design-led aesthetic. At its heart, a charming log burner creates a cosy focal point, while a sleek black Belfast radiator with gold finishes adds a bold, contemporary edge as a striking feature piece. Beautiful flooring and high-end finishes continue throughout, as the living area flows seamlessly into the dining and kitchen zone at the rear—spaces that blend effortlessly to create one cohesive, inviting environment that's both stylish and functional. The kitchen complements the home's aesthetic with vintage-inspired fittings and modern convenience, including an integrated fridge-freezer, induction hob and oven. Thoughtfully designed to accommodate a family-sized dining table





without compromising the sense of space, the area is filled with natural light from dual-aspect windows. Bespoke shutter blinds offer both privacy and ambiance, ensuring comfort throughout the day. At the rear, patio doors open out to a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living.

Off the hallway, a well-maintained under-stairs cupboard currently houses the boiler and serves as a cloakroom - ideal for storing coats, shoes, and daily essentials. This space also offers future potential to be reconfigured as an additional entrance or hallway, should the property be extended to the right (subject to planning consent). A stylishly appointed downstairs W.C. has been recently installed, blending flawlessly into the home's interior and adding practicality for family life and guests alike - a real must have for homeowners.

Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom is a serene retreat, enhanced by a





charming bay window that brings in natural light and adds extra floor space. Finished with elegant panelling and modern décor, it exudes comfort and style. The second double bedroom benefits from clever use of alcove space, currently featuring sleek freestanding clothing rails that offer a smart and contemporary storage solution. The third bedroom, currently styled as a home office, would also make an ideal nursery or study - compact yet beautifully finished with the same attention to detail found throughout the home.

The bathroom is a true standout feature, having been thoughtfully extended to create a space that feels both spacious and luxurious. Designed with the same cohesive aesthetic



as the rest of the home, it features a sleek bath with a rainfall overhead shower, framed by a glass screen that echoes the style of the sliding glass door downstairs—a subtle yet sophisticated design detail. Gold accents are carefully integrated throughout, enhancing the space with a touch of elegance and seamlessly tying in with the home’s overall style. Every fixture has been carefully selected to balance function with charm, resulting in a bathroom that is as practical as it is visually striking.

The rear garden is an inviting and flexible space, featuring a well-kept lawn, patio, and a charming slate area. Whether you’re entertaining, gardening, or simply relaxing, this outdoor haven adapts effortlessly to your lifestyle. The layout also presents scope for future extension (subject to planning), with previous permissions having been granted.

Every corner of this home reflects the current owner's thoughtful renovation, combining style, comfort, and practical living. It’s a rare find where vintage character meets modern flair – truly a must-see to appreciate the unique details and inviting atmosphere.

To arrange your viewing, contact us today at 01509 274474 or email [team@rezide.group](mailto:team@rezide.group). Viewings are available Saturdays from 9am to 1pm upon ours and the sellers availability

# REZIDE

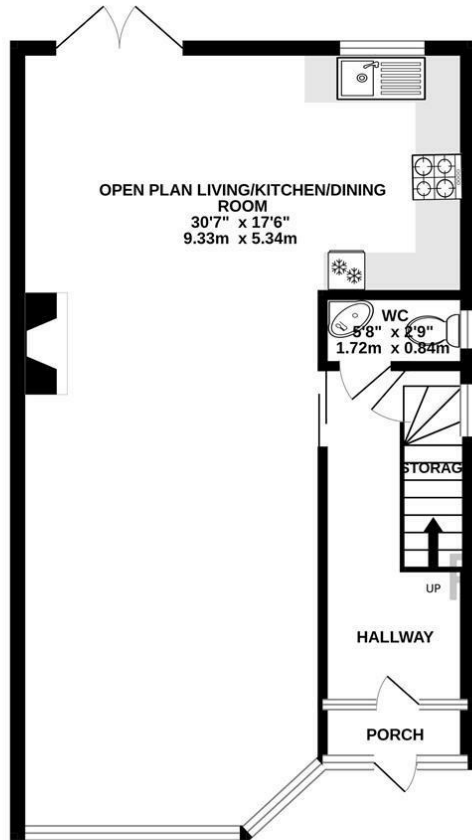


*Sycamore Road, Birstall, Leicestershire*

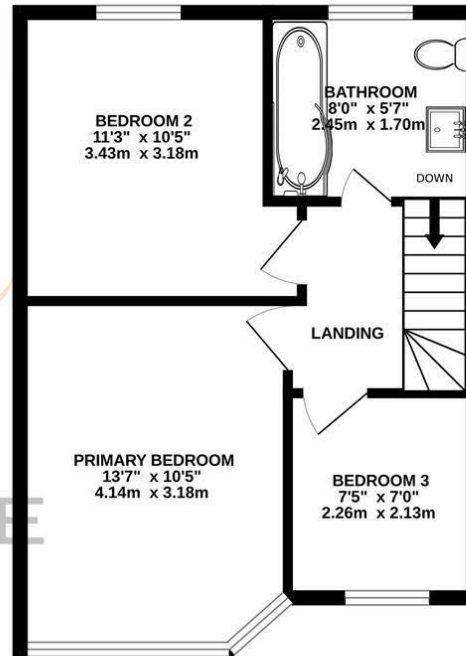
01509 274474 | [team@rezide.group](mailto:team@rezide.group)

# Key Features

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

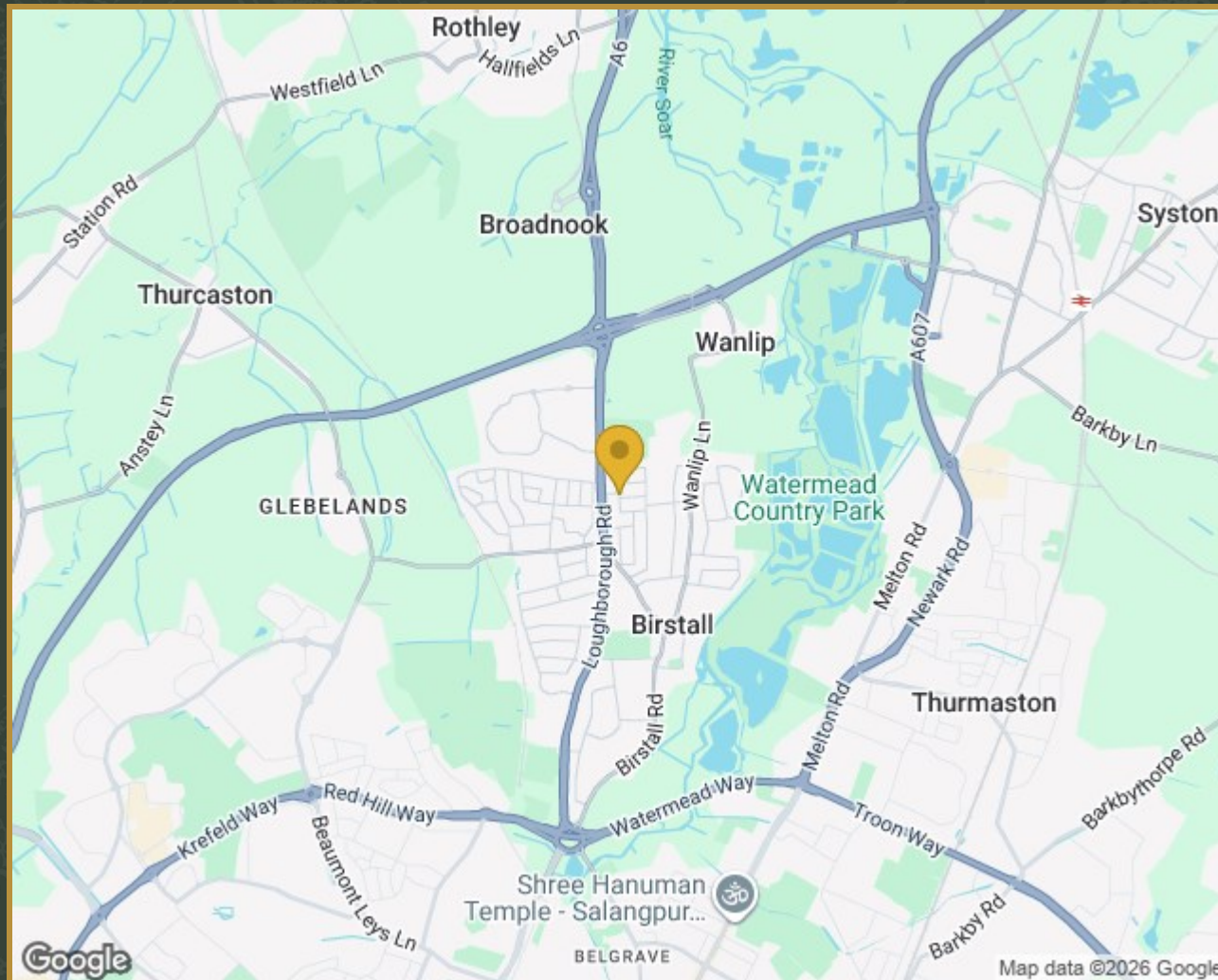
- FULLY RENOVATED IN A STUNNING VINTAGE INDUSTRIAL STYLE
- SLEEK SLATE DRIVEWAY WITH PARKING FOR AT LEAST THREE VEHICLES
- OPEN-PLAN LIVING AREA WITH LOG BURNER AND DESIGNER FINISHES
  - CUSTOM KITCHEN WITH INTEGRATED APPLIANCES AND FAMILY DINING SPACE
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PATIO AND SLATE AREA
- LUXURY BATHROOM WITH RAINFALL SHOWER AND GOLD ACCENTS
  - THREE WELL-PROPORTIONED BEDROOMS WITH STYLISH MODERN DÉCOR
- RECENTLY INSTALLED DESIGNER DOWNSTAIRS W.C. FOR GUESTS
  - HIGH-QUALITY FIXTURES THROUGHOUT INCLUDING SLIDING GLASS DOORS



933.00 sq ft

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		86	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

# Property Location



17 Sycamore Road, Birstall, LE4 4LW

# MEET YOUR *Local Agents*



*As a family-run business with over 20 years of experience in the property industry, we pride ourselves in bringing a personal touch to every property journey. Our tailored approach is designed to meet your unique needs, whether you are looking to buy, sell, or explore discreet marketing options.*

*With exclusive access to properties through our Buyer's Club and a commitment to providing confidential sales for premium homes, we offer services that go beyond the ordinary.*