



Smiths
your property experts

Wellington Street

Syston

- Beautiful double-fronted Edwardian home
- Filled with character and retaining some original features
- Two bay-fronted reception rooms with log-burning stoves
- Recently refitted kitchen and a useful utility room
- Three good-sized bedrooms and two bathrooms
- Delightful south-facing gardens with a summer house
- Generous driveway and a superb timber garage
- Located on a one-way street close to amenities



General Description

Smiths Property Experts are delighted to introduce to the market this beautiful three-bedroom double-fronted Edwardian period home. Filled with character and retaining some original features, including sash windows, quarry tiled flooring, original pine doors, and ornate plasterwork.

The home is a true blend of modern and traditional styles and has been lovingly maintained by the current owners. The generous living space includes three reception rooms, a recently refitted kitchen with a utility room, two bathrooms, and a half-cellar. To the rear are lovely south-facing gardens, outbuildings, and a garage.





The Property

This beautifully presented property benefits from gas central heating and is entered via a stained-glass front door into a welcoming reception hall. There are two formal reception rooms at the front, each with a bay window and a cast-iron log-burning stove. The dining room features original quarry tiled flooring, and the sitting room has a dual aspect and retains its original cornice to the ceiling. A light-filled conservatory offers further reception space.

The kitchen has recently been refitted with a range of quality base and wall units and boasts integrated appliances, including a fridge-freezer, a double oven and grill, a five-ring gas hob, and space for a dishwasher. The utility room has plumbing for a washing machine and tumble dryer, and there is also a ground-floor bathroom.

The first floor boasts three good-sized double bedrooms, the principal bedroom having a range of fitted wardrobes. There is a shower room fitted with a contemporary suite including a walk-in double shower cubicle.

The Outside

There is a lovely front garden with established shrubs, and a driveway providing ample off-road parking and access to the rear. The gardens are simply wonderful, offering sun and shade, with a patio terrace, seating areas, and an arbour. An immaculate, shaped lawn is beautifully bordered with flowers and shrubs, with a garden pond and fencing to the boundaries. There is an array of timber outbuildings, including a storage shed and a summer house that could be used as a work-from-home space or a gym. The timber garage offers ample space for car storage, a workbench, power and lighting, and a roller door at the front.





The Location

The property occupies a lovely position on Wellington Street, a one-way street close to the centre of the town. Syston is a well-serviced market town in East Leicestershire. There are excellent road networks to nearby Melton Mowbray, Loughborough, Leicester, and Nottingham, as well as an excellent array of primary and secondary schooling options. The public transport is excellent, and includes a train station, and the main High Street boasts a full array of shops and eateries.

Property Information

EPC Rating: D.

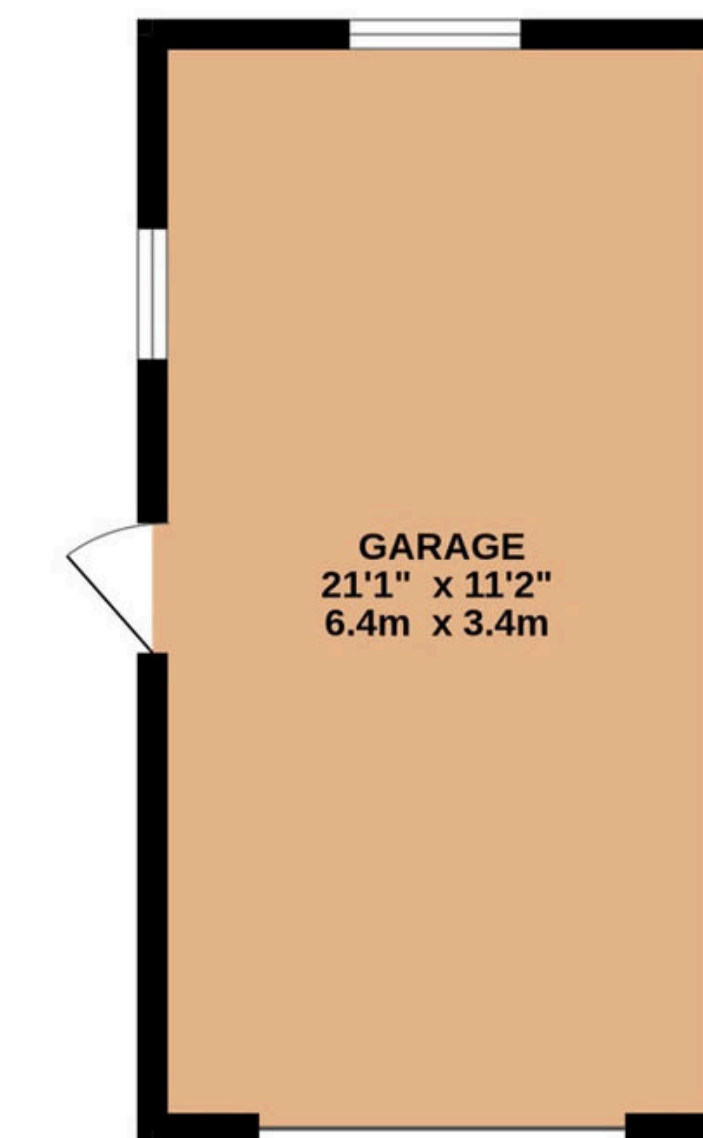
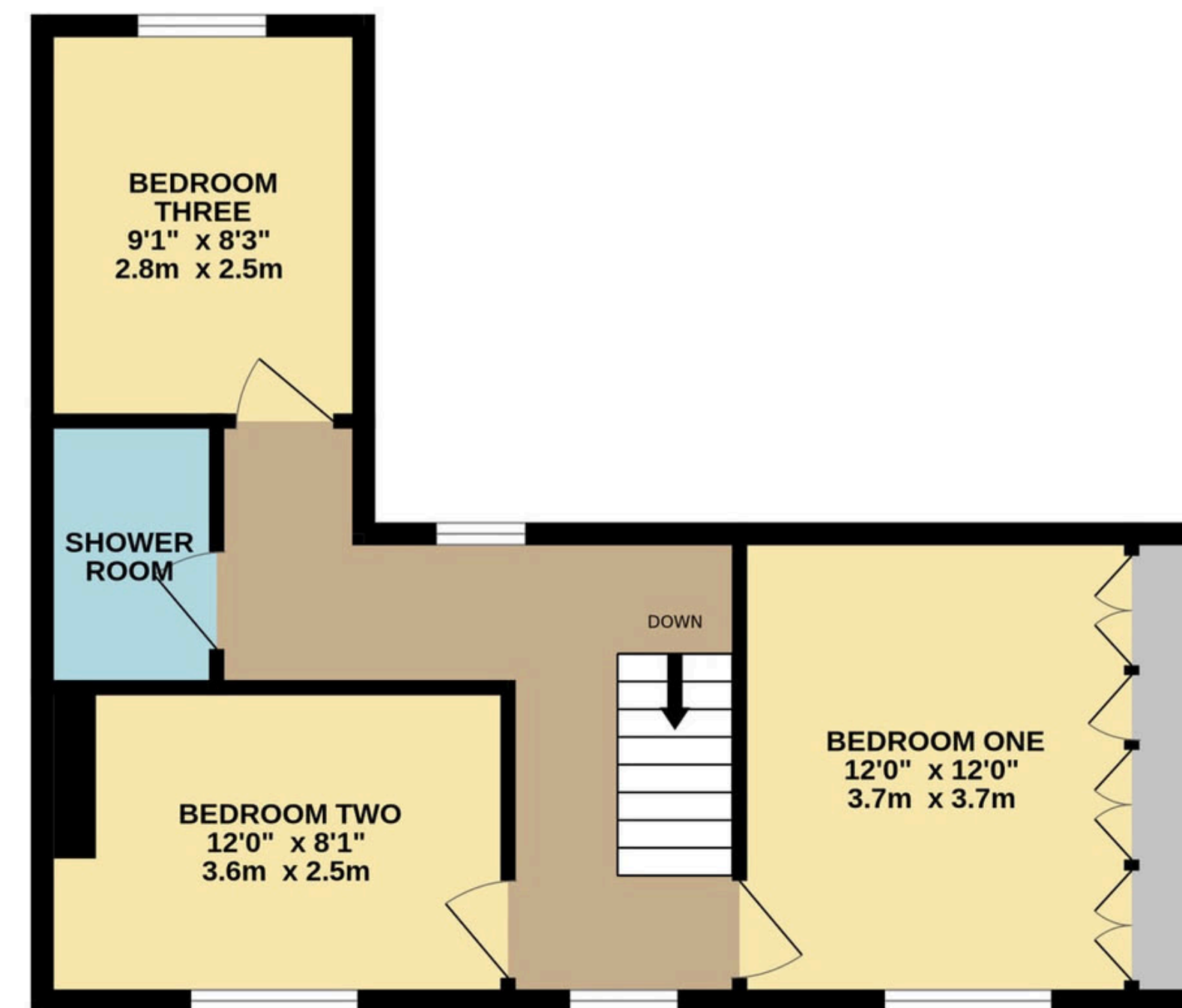
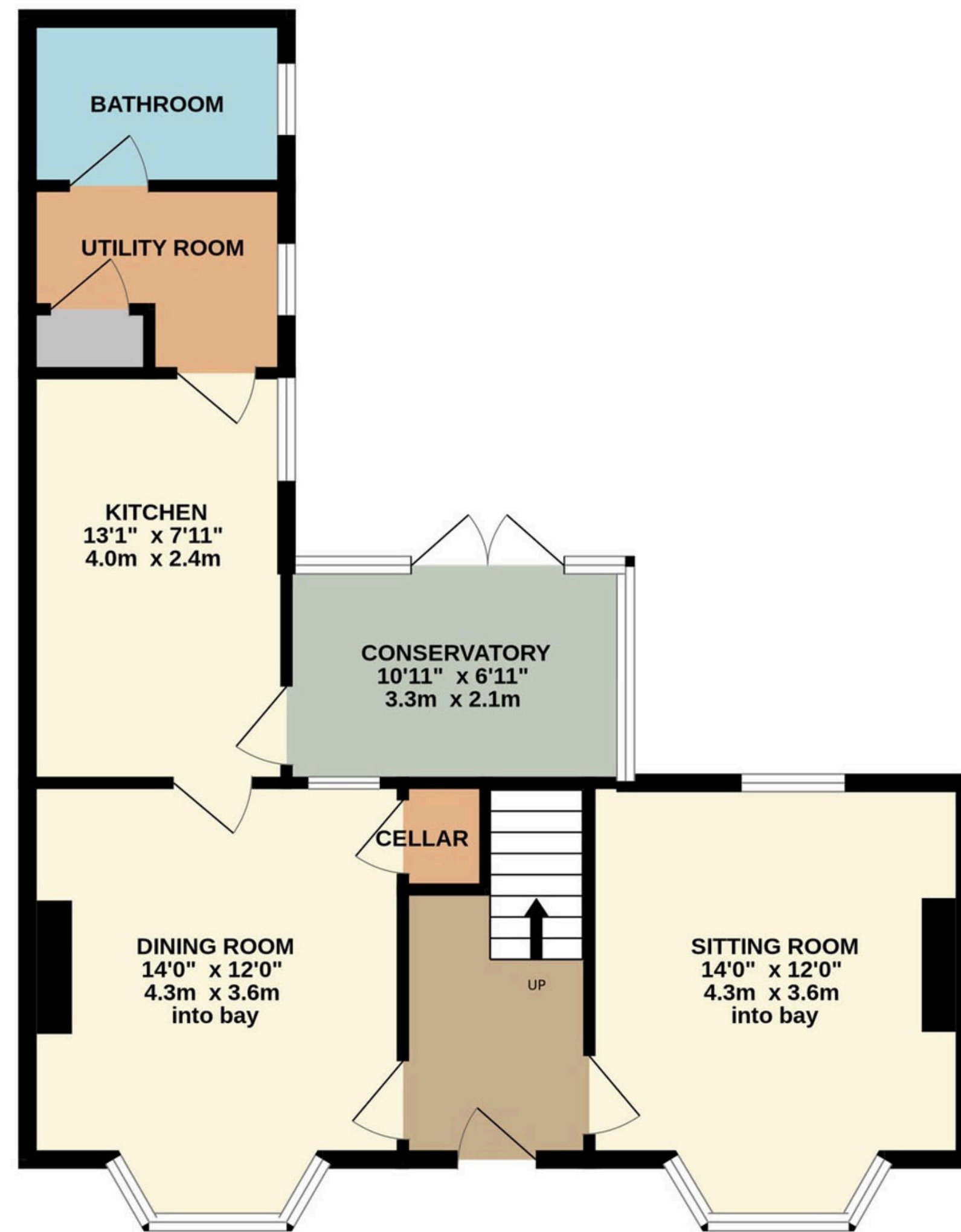
Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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.
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