



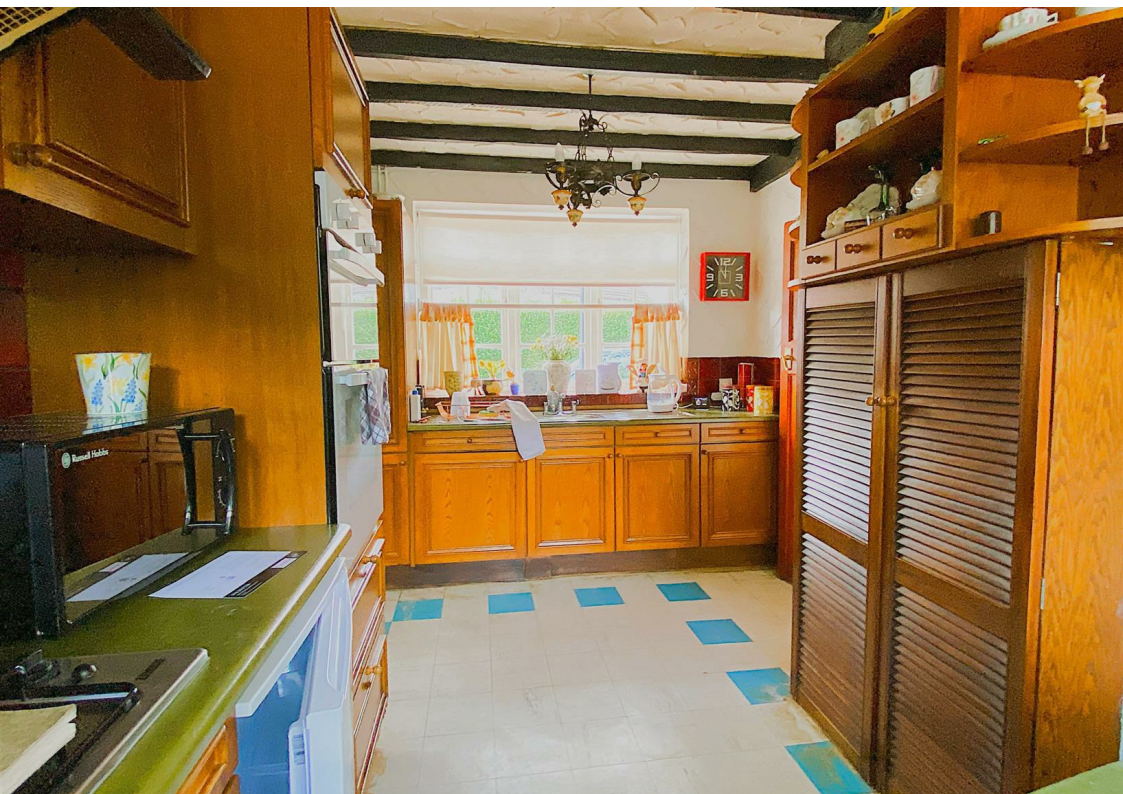
22 North Street  
Syston, LE7 1HH  
**O.I.R.O £325,000**



LOOKING TO PUT YOUR MARK ON A PROPERTY? LARGE PLOT, WALKING DISTANCE OF THE CENTRE & STATION!

Set on a generous plot of approximately 0.22 acres this home requires renovation but offers great potential and a rare opportunity. The accommodation briefly consists of, entrance hall, lounge, dining area and a breakfast kitchen to the ground floor. To the first floor are three generous bedrooms, WC and a bathroom. The property also benefits from, gas central heating, garage, utility area and off road parking for several vehicles. Internal viewing is highly recommended to fully appreciate this property and is strictly by appointment only.

- Detached Home Set On A 0.22 Acre Plot
- Modernisation Required But Offers Great Potential
- No Upward Chain
- Walking Distance of Centre & Station
- Lounge, Dining Area & Kitchen
- Three Generous Bedrooms
- Garage & Utility Area
- EPC Rating F, Freehold, Council Tax Band D





Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

The Property

The property is entered via a double glazed composite door leading into.

Porch

3'1" x 9'8" (0.95 x 2.97 )

With glazed hardwood door leading into.

Entrance Hall

7'2" x 10'11" (2.19 x 3.33 )

With stairs to the first floor and provides access to the following.

Lounge

10'11" x 19'0" (3.34 x 5.80 )

With dual aspect windows and feature fire place.

Dining Area

10'11" x 8'0" (3.33 x 2.44 )

With window to the rear.

Breakfast Kitchen

14'11" x 8'10" (4.55 x 2.70 )

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven hob and extractor, sink and drainer unit and a breakfast bar.

The First Floor Landing

7'1" x 10'10" (2.17 x 3.32 )

With gallery landing, window to the front, loft hatch and provides access to the following.

Bedroom One

8'11" x 14'11" (2.73 x 4.56)

With dual aspect windows.

Bedroom Two

9'7" x 11'1" (2.94 x 3.39 )

With window to the rear and built in wardrobe.

Bedroom Three

10'11" x 9'2" (3.35 x 2.80)

With window to the front.

WC

4'3" x 2'7" (1.32 x 0.81)

With low level WC.

Bathroom

7'4" x 7'10" (2.26 x 2.40 )

Fitted with a two piece suite comprising, bath with shower over and vanity unit with mounted basin.

Outside

The front of the property is gravelled providing car standing and has hedged boundaries.

To the rear is a mature well stocked garden with hedged and fenced boundaries.

Garage

24'5" x 10'2" (7.46 x 3.12 )

With up and over door, power and light.

Utility Area

8'7" x 9'2" (2.63 x 2.81 )

With plumbing for a washing machine.

Services

The property benefits from mains, gas water, electric and drainage.

Internet standard, super and ultra fast

Mobile see ofcom checker for more details.

Note To Buyers

Please note the property was subject to minor flooding in 2024 & 2025.



Floor Plan



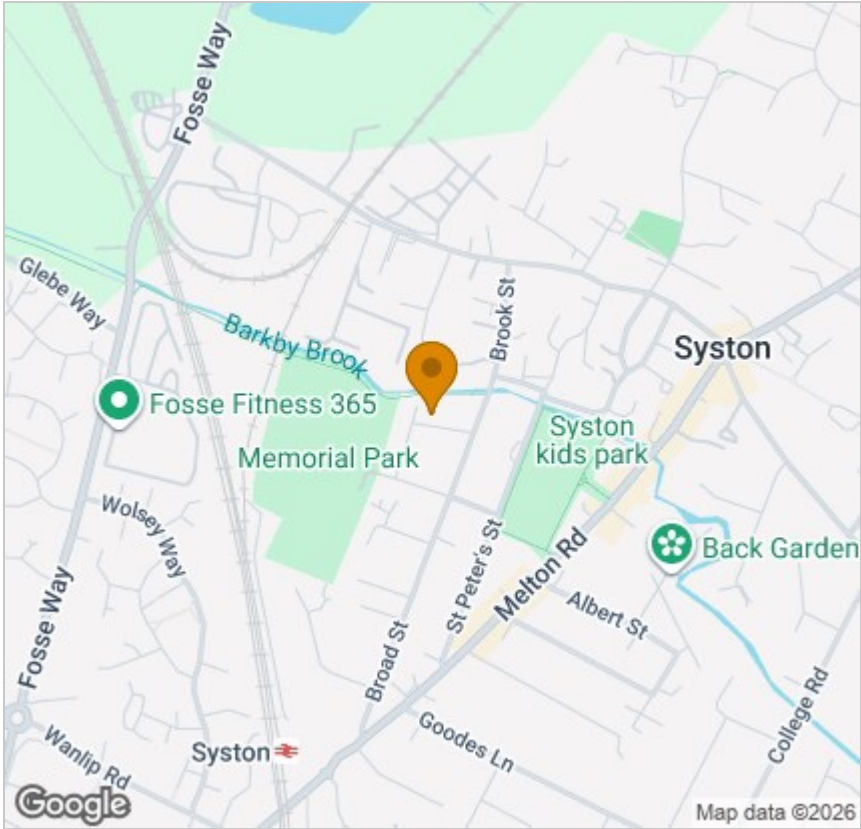
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP  
Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

