



**SYCAMORE ROAD, BIRSTALL, LEICESTERSHIRE**  
PRICE GUIDE £ 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. With the added bonus of full potential to extend to the side, it offers not just a remarkable living space, but room to grow.



Welcome to Sycamore Road – a beautifully refurbished home that seamlessly blends vintage charm with industrial style features. Renovated to an impeccable standard in a vintage industrial style and fully rewired within the last three years, this unique residence is a true showpiece, thoughtfully styled with premium finishes throughout - no stone has been 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 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.

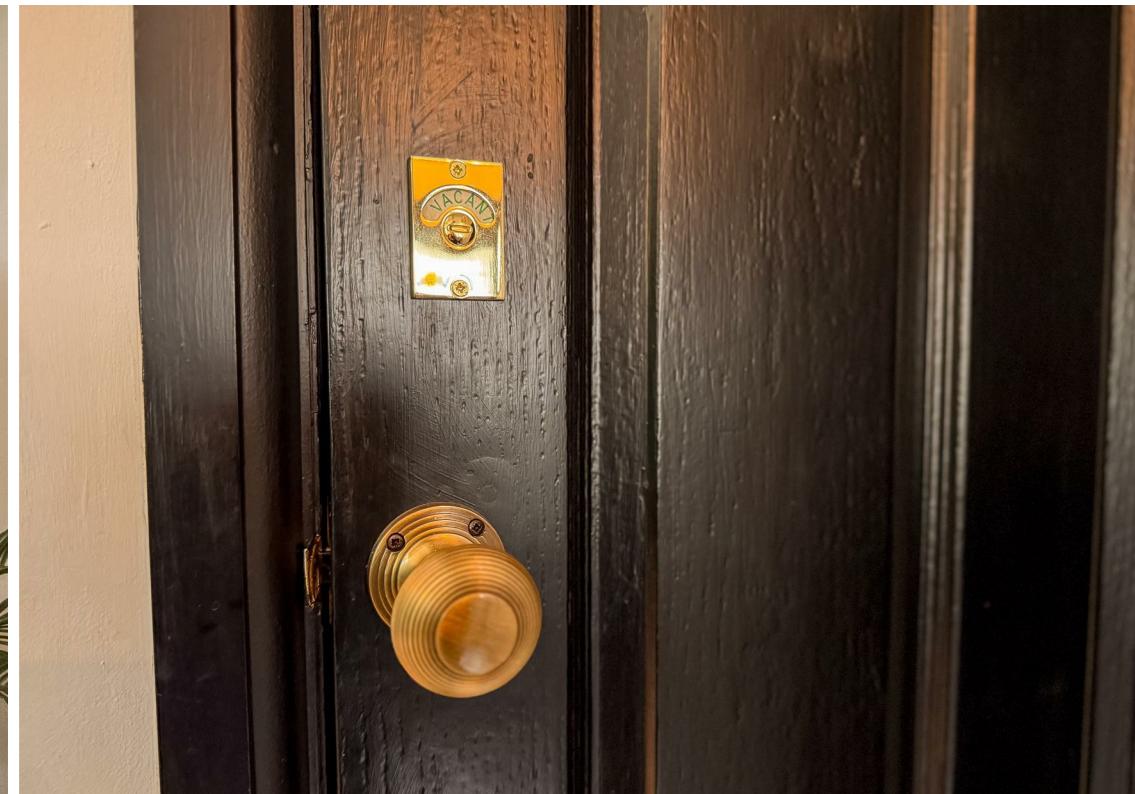






Off the hallway, a well-maintained under-stairs cupboard currently houses the boiler and serves as a cloakroom - ideal for storing coats, shoes, and daily essentials. This space also offers future potential to be reconfigured as an additional entrance or hallway, should the property be extended to the 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

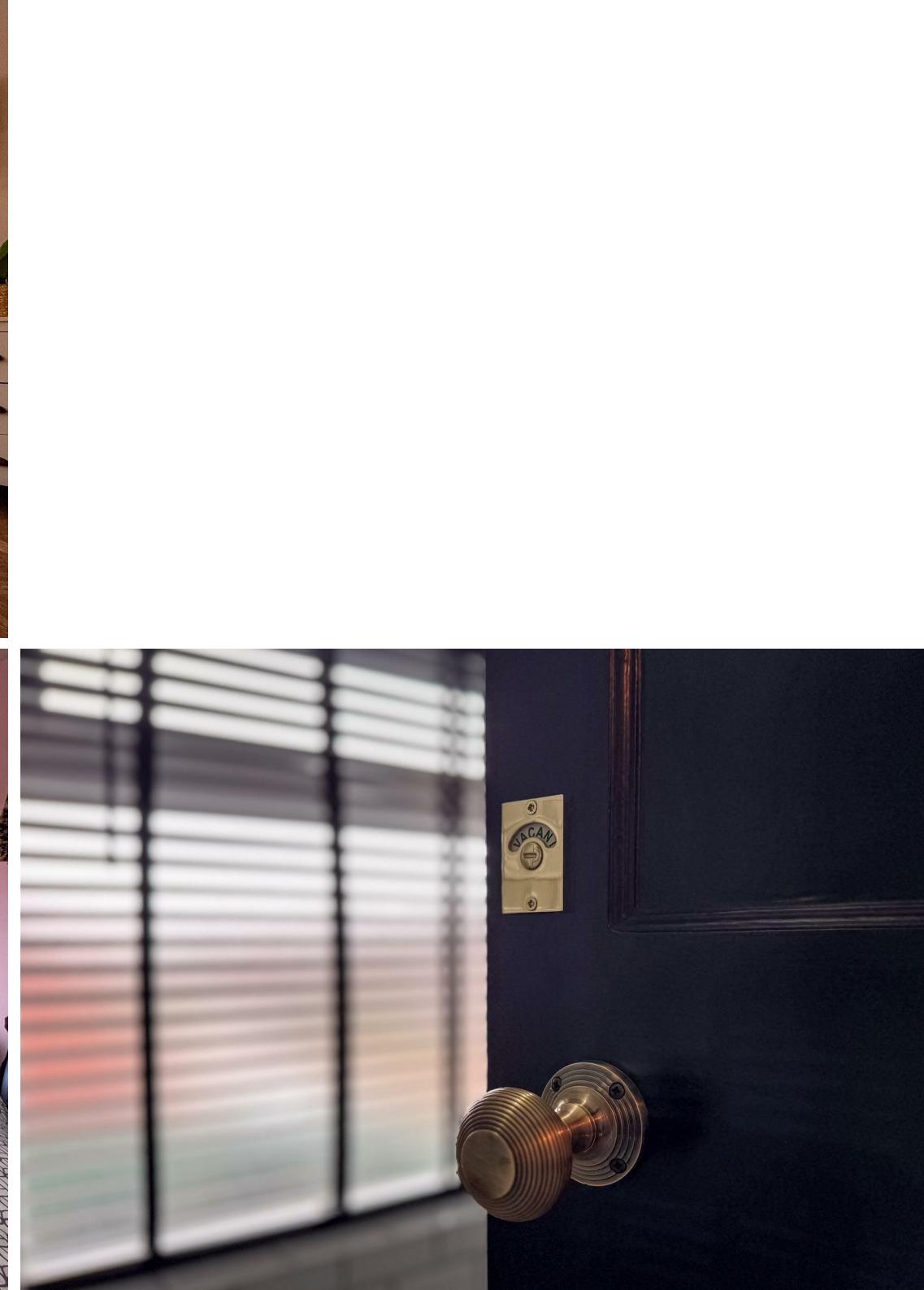
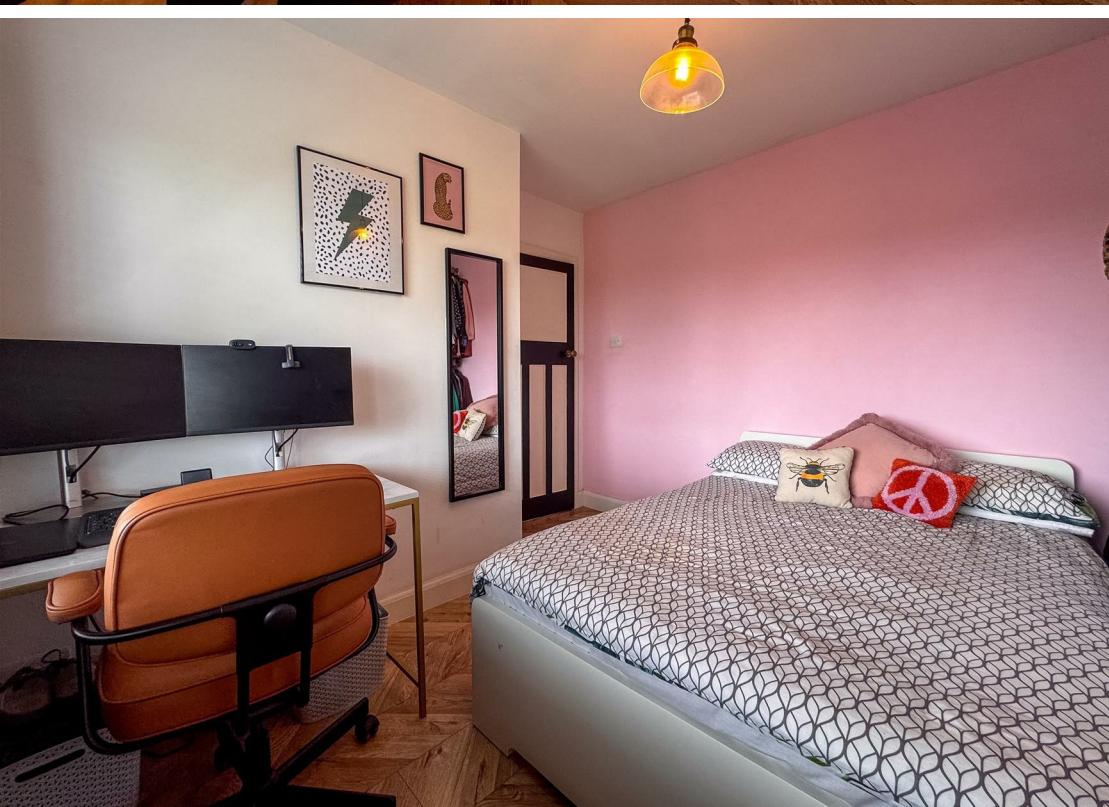




and style. The second double bedroom benefits from clever use of alcove space, currently featuring sleek freestanding clothing rails that offer a smart and contemporary storage solution. The third bedroom, currently styled as a home office, would also make an ideal nursery or study - compact yet beautifully 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

*Sycamore Road, Birstall, Leicestershire*

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## KEY FEATURES:

- 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
- OPTION TO HAVE NO-CHAIN



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933.00 sq ft

# *Property Location*



17 Sycamore Road, Birstall, LE4 4LW

