



Goodes Lane, Syston, LE7



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Price TBC



Key Features

- Four bedroom semi detached home
- Fabulous open plan living kitchen diner
- Utility room and ground floor shower room
- Landscaped rear garden with outbuilding
- Within walking distance to Merton school & Syston train station
- Perfect for growing families
- EPC rating TBC
- Freehold





Extended four-bedroom semi-detached home with off-road parking, situated on a popular residential street in Syston offering versatile accommodation throughout, perfect for families. The ground floor comprises an entrance hall, study, and a snug with log burner. To the rear is a full-width extension providing an open-plan living kitchen area, along with a utility room and shower room. To the first floor are four bedrooms, including a master bedroom and mezzanine-style bedroom, together with a modern five-piece family bathroom. Externally, the property benefits from off-road parking to the front and an enclosed rear garden featuring a summer house and shed. Located within the catchment area for Merton Primary School, the home is also within walking distance of Syston town centre, offering a range of local amenities and transport links.

Welcome to your new home

Upon entering the home, you are welcomed into an inviting entrance hallway with staircase rising to the first floor and access to a versatile playroom or home office. The reception room features a log burner as its focal point and a front-facing window, creating a cosy yet light-filled space.

A standout feature is the superb open-plan kitchen/living/dining area, forming the heart of the home and ideal for family life and entertaining. The kitchen is fitted with a built-in double oven, microwave, gas hob with extractor, Belfast sink, oak work surfaces, integrated dishwasher, wine cooler, and a central island with seating and storage. Natural light is enhanced by a Velux window and French doors opening onto the garden.

A separate utility room offers additional storage and appliance space, with access to a convenient downstairs shower room.

Moving upstairs

Ascending to the first floor, the landing provides access to four bedrooms, with the principal bedroom benefiting from

built-in wardrobes. The fourth bedroom features a mezzanine level and a front-facing window, offering a versatile and characterful space.

The accommodation is completed by a well-appointed family bathroom fitted with a five-piece suite comprising WC, bidet, wash hand basin with storage drawers, panelled bath with shower attachment, and a double walk-in shower with both standard and rainfall shower heads. Further features include tiled flooring, part-tiled walls, heated towel rail, two UPVC double glazed windows, extractor fan, and recessed spotlights.

Outside

The property benefits from a gravelled driveway to the front, providing convenient off-road parking. To the rear is a fully enclosed, landscaped garden featuring a combination of paved and decked seating areas, a low-maintenance artificial lawn, and a dedicated play area. A fully insulated summer house with electrics offers a versatile space, ideal for use as a home office, studio, or additional leisure room.

Location

Syston is a well-served town just north of Leicester, offering a wide range of local shopping and schooling facilities. Boasting a vibrant community, it is ideally situated for convenient access to Melton Mowbray, Loughborough, and the A46 western bypass, providing direct links to the M1 motorway.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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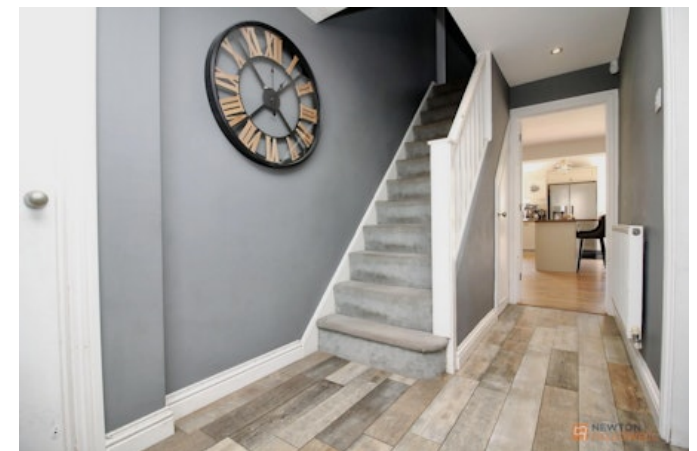
Referrals



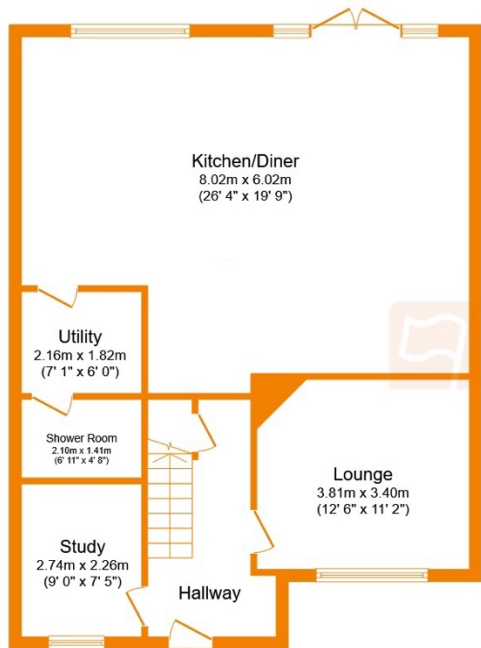
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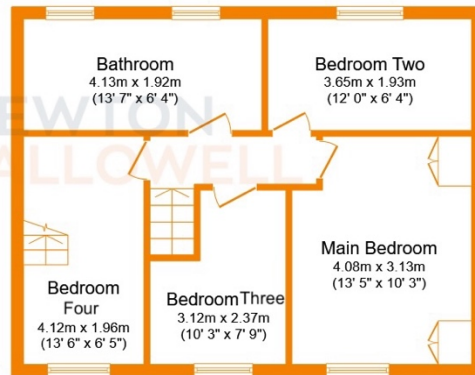
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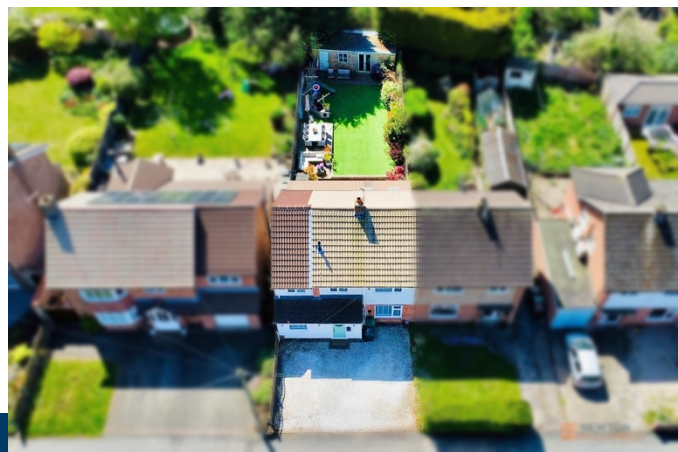
Ground Floor



First Floor



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