






Sandford Road, Syston, LE7

 3  1  2

Price TBC



## Key Features

- Three well proportioned bedrooms
- Traditional semi detached home
- Landscaped garden to the rear
- Modern fitted kitchen and utility room
- Within walking distance to Syston train station and local amenities
- Two reception rooms
- EPC rating TBC
- Freehold





Combining period character with contemporary finishes, this three-bedroom semi-detached Victorian home has been refurbished throughout and offers an exciting option for those in search of a 'turn key' home. The well proportioned layout comprises an entrance hall, a bay-fronted living room, separate dining room, fitted kitchen with adjoining utility room. To the first floor are two double bedrooms and a modern bathroom, with a further double bedroom accessed via a concealed staircase to the second floor. Externally, the property benefits from a landscaped garden to the rear. Situated within walking distance to local amenities and Syston train station, an internal inspection is essential.



### Welcome to your new home

Upon entering the property, you are welcomed into an entrance lobby with stairs rising to the first floor and a door leading into the main reception room. This bright living area is enhanced by a front-facing walk-in bay window, allowing an abundance of natural light to fill the space. A central decorative chimney recess with a wooden mantel provides a charming focal point, complemented by built-in meter cupboards to the right-hand side.

The second reception room offers an ideal setting for formal dining, featuring a useful storage cupboard, dual-aspect windows, and direct access to the kitchen. The kitchen is fitted with a range of wall and base units, complemented by wood-effect work surfaces and a stainless steel sink with mixer tap and drainer. Integrated appliances include an oven/grill, four-ring gas hob with extractor hood above, dishwasher, and fridge and freezer. Additional features include a side aspect window, side access door, and space for further appliances

### Moving upstairs

Stairs rise to the first floor landing which gives access to two well proportioned bedrooms, the front bedroom enjoying the use of a built in cupboard providing useful storage.



The bathroom is fitted with a contemporary three piece suite comprising a paneled P shaped bath with dual shower attachment and shower screen pedestal wash basin and low level W.C.

A concealed spiral staircase rises to the second floor where you'll find another bedroom, which has a wealth of storage space and a Velux window to the rear elevation. This space would also make an ideal home office for those who work from home.

### Outside

The property occupies a position at the head of Cul De Sac within the heart of Syston having a pathway leading to the front entrance door and secure gated access leading to a landscaped rear garden featuring a paved area adjacent to the home ideal for outdoor sitting and entertaining. With lawn, variety of trees and shrubs and fencing to boundaries.

### Location

The sought-after small town of Syston is situated to the north of the City of Leicester, on the edge of the renowned Charnwood Forest with its many scenic country walks and golf courses, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment, as well as the market towns of Loughborough, Melton Mowbray, Oakham and Uppingham, the East Midlands International Airport at Castle Donington and the A46\M1\M69 major road network for travel north, south and west.

Syston also offers a fine range of local amenities including shopping for all day-to-day needs, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail.

### Tenure & Council Tax

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

### Viewing Arrangements

Viewings are strictly by appointment only.



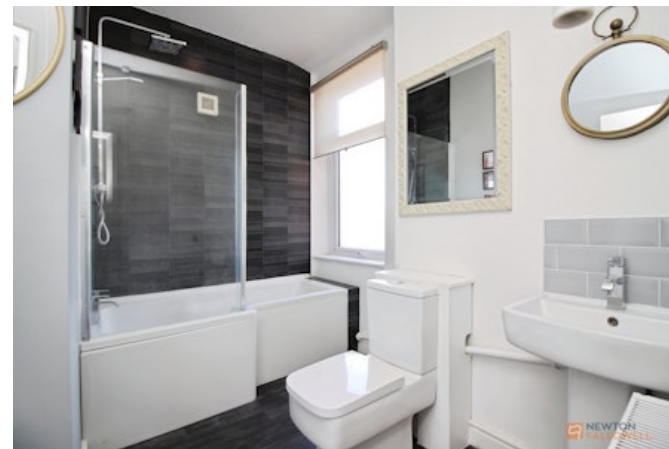
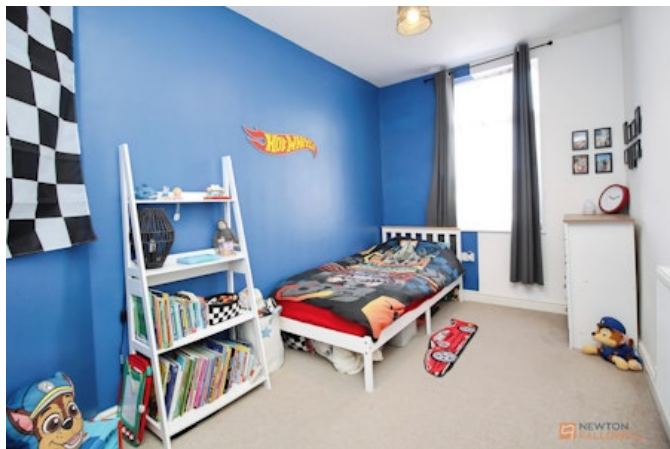


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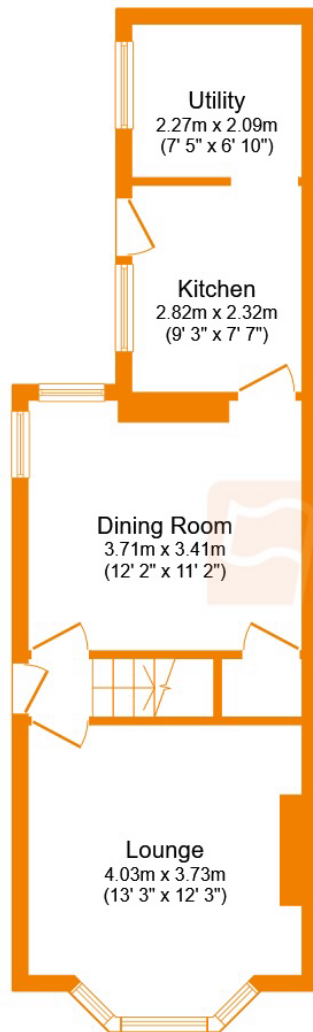
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### Free Property Valuations

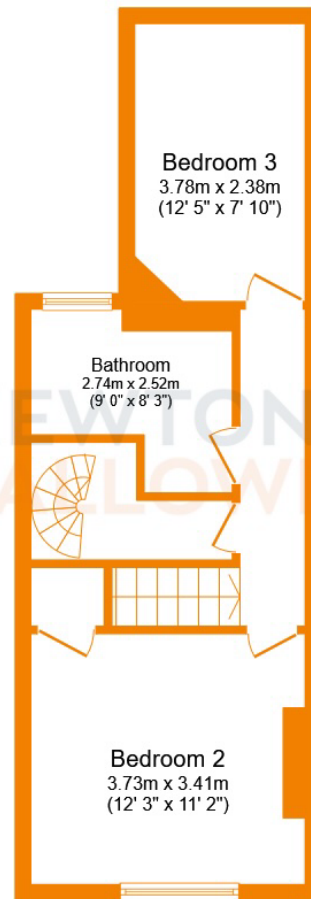
If you have a house to sell then we would love to provide you with a free no obligation valuation.



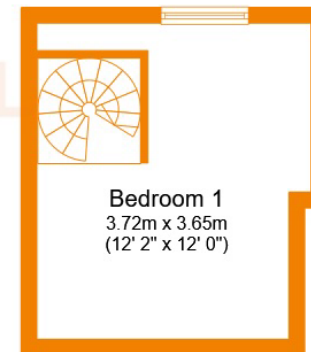




Ground Floor



First Floor



Second Floor

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