

JAMES
SELLICKS

12 BROAD STREET

SYTON, LEICESTERSHIRE
LE7 1GH



Located on one of Syston's most prestigious roads, this immaculately presented, four bedroom Victorian villa offers a thoughtfully designed interior retaining many original features while incorporating contemporary finishes, of particular note a superb open plan dining kitchen.

The property is located within easy walking distance of the village centre and the railway station, offering mainline access to London St Pancras in little over one hour.

Porch • reception hall • two reception rooms • cloakroom • dining kitchen • four bedrooms • family bathroom • planted frontage • lawned & paved rear garden • No upward chain • EPC - D

Accommodation

Step through an original stained glass and wooden front door into a welcoming porch featuring classic Minton tiled flooring and useful understairs storage. An inner door opens into the elegant reception hall, where the Minton tiles continue, complemented by a dado rail and staircase leading to the first floor. The front reception room has sash bay window, an ornate fireplace with an inset open fire, and built-in shelving and cupboards flanking the chimney breast. Engineered wood flooring, deep skirting boards, and decorative ceiling coving complete the space. The second reception room also features engineered wood flooring, deep skirtings, and ceiling coving, with the highlight being a beautiful Inglenook fireplace with an inset cast iron log burner on a black tiled hearth. French doors lead seamlessly out to the garden. A useful ground floor cloakroom with an opaque glazed window to the side, part tiled walls and flooring and a chrome radiator, provides a two piece suite and plumbing for a washing machine.

The heart of the home is the stunning extended dining kitchen, a light-filled space thanks to dual side windows, two Velux rooflights, and French doors to the garden. Tiled flooring with underfloor heating runs throughout, with the kitchen boasting an excellent range of contemporary, white eye and base level units with under unit lighting (one housing the Worcester boiler), further glazed display cabinets and drawers, wood effect preparation surfaces and a Belfast sink with mixer tap above. There is an integrated Rangemaster oven and five-ring hob with stainless steel splashback and chimney extractor unit above, space for an American style fridge-freezer and dishwasher. A breakfast bar and ample dining space under statement pendant lighting make this area ideal for family living and entertaining.

The first floor landing includes a dado rail, window, and additional storage. The spacious master bedroom is located to the front of the property and benefits from a sash bay window, original cast iron fireplace, fitted wardrobes and period detailing. A second double bedroom also features a cast iron fireplace and a side window. The stylish family bathroom has an opaque glazed window to the side and is fitted with a white three piece suite comprising an enclosed WC, pedestal wash hand basin and a shaped, panelled bath with both drench and handheld showerheads, inset lighting, a heated chrome towel rail, part tiled walls and tiled floor. Two further bedrooms complete the upper floor, one with another charming fireplace.







Outside

The property is approached via a brick pathway to the front door with a lovely, mature planted frontage boasting an array of plants, shrubs and flowers including beautiful roses. The rear garden offers a peaceful retreat with a paved patio, lawn, well-established borders, a wooden shed, and secure brick boundaries.

Location

Syston is a thriving village lying some six miles north east of Leicester, on the edge of some delightful countryside. It offers a vibrant range of shopping, leisure and recreational facilities, access to local schooling with Good Ofsted ratings. There is convenient access to the M1, M69 motorway networks and associated Fosse Retail Park within a short distance along the A46 western bypass, and the property is also within easy walking distance of the village centre and the railway station, offering mainline access to London St Pancras in little over one hour.

Tenure: Freehold

Local Authority: Charnwood Borough Council, **Tax Band:** D

Listed Status: None. **Conservation Area:** None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: Shared side access to rear with 1 other property.

Flooding issues in the last 5 years: None our Clients are Aware of.

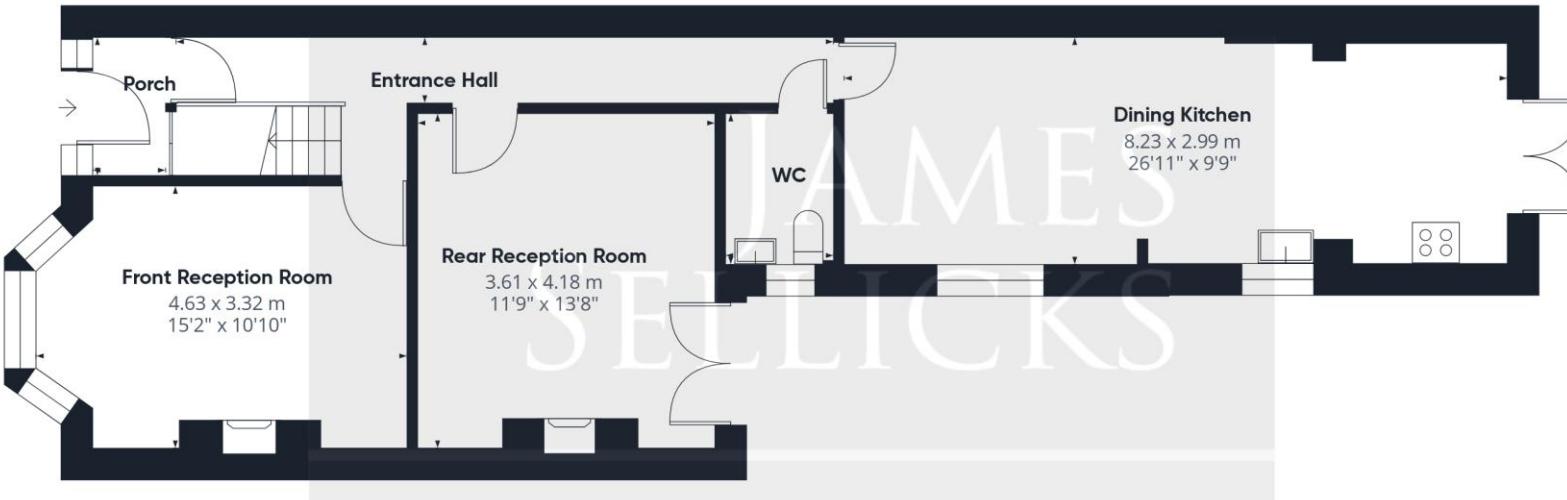
Accessibility: Two-Storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.





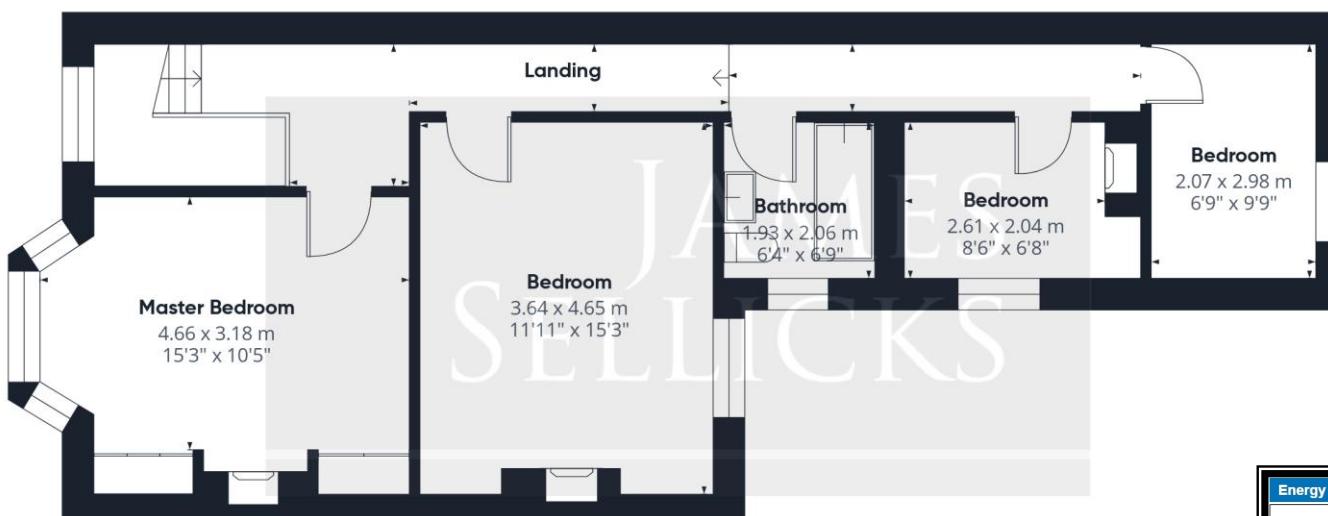




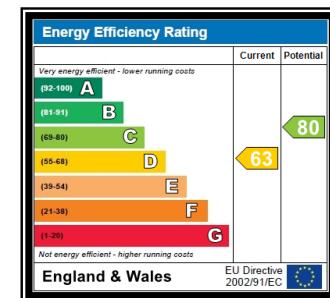
Approximate total area⁽¹⁾

127.2 m²

1369 ft²



(1) Excluding balconies and terraces



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

