

Fosse Way

Syston, Leicester, LE7 1NH

John 
German







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Guide Price £550,000

Offered to market with no upward chain, this impressive and characterful period home offers spacious and versatile accommodation well suited to modern family living. Boasting a fantastic garden plot, 5 bedrooms and 3 reception rooms.

Ideally positioned for commuters with easy access to the city of Leicester, this characterful and sizeable family home is offered to the market with the benefit of no upward chain. As well as offering an impressive amount of space inside, the garden plot is equally as impressive, plus ample off road parking and a double garage.

The attractive gated frontage has a tiled pathway in keeping with the style of the property flanked by rose bushes with low level box hedging. The central front door opens to the hallway, where stairs rise to the first floor and doors open to the downstairs rooms.

The ground floor features three reception rooms, two of which are the lounge and dining room positioned on opposite sides of the hallway and almost identical in size, with both having the distinctive bay window to the front aspect, as expected with a property of this age and character. The lounge also features an ornate fireplace and surround which provides a charming focal point to the room, with additional character offered by the coving, picture rails and ceiling roses.

Continuing through, there is a useful understairs storage cupboard, downstairs cloakroom hosting a WC and sink, and a door through to a cosy snug/sitting room.

To the rear of the property, the open plan extended kitchen/dining room is an impressive space. With patio doors giving access and offering views out over the rear garden, the room is generously proportioned having parquet flooring. Well suited to modern family living, the kitchen comprises an array of attractive eye level and base storage units, complementary worksurfaces over and integrated appliances include a fridge, dishwasher, Bosch oven, hob and extractor.

The adjacent utility room provides further storage and appliance space with plumbing for a washing machine and tumble dryer.

To the first floor are four of the five bedrooms, all are very well proportioned, with three currently hosting double beds. The principal bedroom is positioned towards the rear of the property with a feature window looking out over the rear garden. In addition to a walk in wardrobe, it also has its own refitted en suite shower room complete with a walk in shower, low level WC, hand wash basin and heated towel rail.

The remaining bedrooms to this floor are serviced by the family bathroom, equally smart with a freestanding bath, separate shower area, WC, pedestal hand wash basin and heated towel rail.

To the second floor there is another generous double bedroom with skylights to the ceiling, integrated storage, recessed space for a television and there are multiple speakers positioned in the ceiling.

This bedroom also has use of its own en suite with twin skylights, contemporary grey tiling, an enclosed shower cubicle hand wash basin, WC and heated towel rail.

To the other end of the room, there is a generous amount of easily accessible loft space providing useful storage.

Externally, the property enjoys a fantastic garden plot that has been cleverly landscaped to create distinct and useable areas, with two separate patio areas offering ideal spaces for relaxing and outdoor dining. The rest of the garden is laid largely to lawn surrounded by a vast range of planted borders stocked with mature flowers, shrubs and trees. There is a brick built outbuilding and a garden shed towards the rear boundary.

The double garage has been clad and internally converted for use as a home gym. It still features an electric up and over door to the front, as well as two pedestrian access doors to the garden, and could offer potential for a variety of uses.

In front of the garage, the generous block paved driveway is set back from the road.

For more information or to arrange a viewing of this superb family home, contact John German Loughborough on 01509 239 121.

Note: We understand spray foam insulation has been installed in the roof space, purchasers should make their own enquiries regarding this.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG21082023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band E

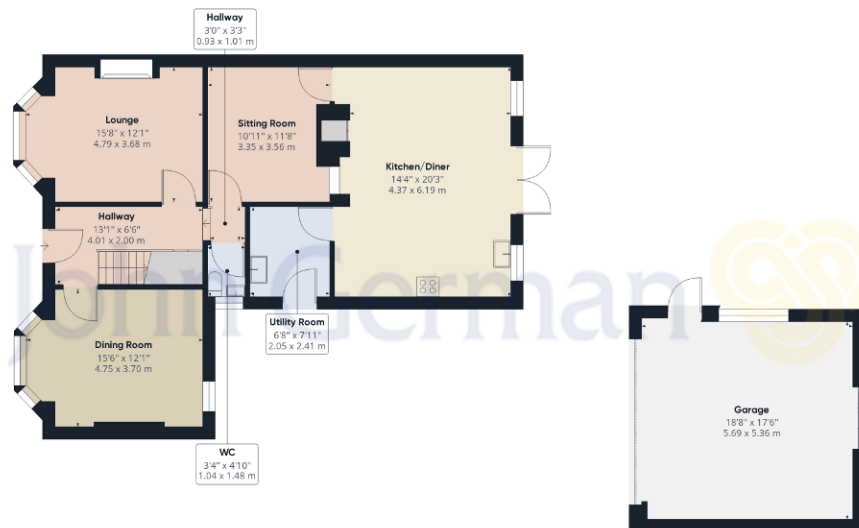








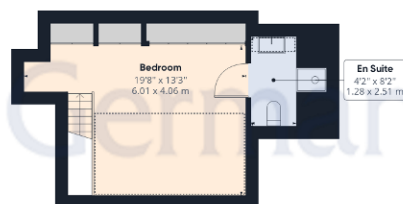




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2505.86 ft²

232.80 m²

Reduced headroom

99.04 ft²

9.20 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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