FREEHOLD

House - Detached (EPC Rating: D)

Mallard Drive, Syston, Leicester, LE7 1ZL

Offers Over

£355,000

SETHS

4 2 1 D

4 Bedroom House - Detached located in Leicester

***** FOUR BEDROOMS - DRIVEWAY - GARAGE - READY TO MOVE INTO - SYSTON - DETACHED *****

Seths are delighted to present this well-presented four-bedroom detached home located on the sought-after Mallard Drive in Syston. The property benefits from a garage, off-road parking, and a spacious rear garden, making it an ideal family home.

The ground floor comprises an entrance porch and hallway, a bright lounge with a feature fireplace, and a stunning open-plan kitchen diner fitted with quartz worktops, integrated appliances, and underfloor heating — perfect for modern family living. The kitchen provides access to a utility room and a downstairs WC, with sliding doors opening out onto the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a modern family bathroom.

Externally, there is a beautiful rear garden with a patio area, lawn, and storage shed, enclosed by wooden fencing, with side access leading to the front driveway and garage.

Located close to Syston town centre, excellent local schools, and transport links, this home offers both space and convenience for family living. Contact Seths today to arrange a viewing - 0116 266 9977

GROUND FLOOR

PORCH
6'4" x 5'7"
Finished with tiled flooring, the porch features double glazed windows to both the front and side aspects, providing plenty of natural light. Access is granted via a UPVC door, with a wooden internal door leading into the entrance hall.

ENTRANCE HALL
14'0" x 5'7"
The entrance hall is finished with Amtico flooring and offers access to all rooms on the ground floor. It includes a radiator and stairs rising to the first floor.

DOWNSTAIRS W/C
5'3" x 2'11"
Finished with Amtico flooring, featuring a standing radiator, toilet with vanity storage unit, and wash hand basin.

LOUNGE
16'6" x 10'8"
A spacious lounge featuring carpeted flooring, two radiators, a gas fireplace, and a double glazed window facing the front aspect. The room allows direct access into the kitchen and dining area.

KITCHEN AND DINER
19'11" x 10'1"
Beautifully finished with Amtico flooring, base and eye-level units topped with a quartz worktop, and accent lighting. The kitchen includes an integrated stainless steel sink, integrated four-ring gas burner with extractor over, integrated oven, integrated dishwasher, and space for a fridge. Features include spotlighting, underfloor heating, and a built-in stereo sound system. A sliding double glazed door provides access to the garden, while a double glazed window faces the rear aspect. There is ample space for a dining table and entry into the utility room.

UTILITY ROOM
10'1" x 5'2"
Also finished with Amtico flooring, the utility includes quartz-style worktops, base and eye-level units, spotlighting, and an in-built storage cupboard. There is space and plumbing for both a washing machine and a dryer, and a UPVC door gives access to the garden.

FIRST FLOOR

LANDING
15'3" x 2'10"
Carpeted flooring throughout, with access to all rooms on the first floor and a hatch providing access to the loft.

BEDROOM ONE
16'8" x 10'7"
A bright and spacious double bedroom with carpeted flooring, radiator, inbuilt storage cupboards, and a double glazed window facing the front aspect. The room offers direct access to a private ensuite.

EN SUITE
9'3" x 3'1"
Finished with carpeted flooring, partially tiled walls, radiator, and a double glazed window to the front aspect. Includes a wash hand basin and shower cubicle with mixer function.

BEDROOM TWO
12'0" x 7'11"
Carpeted flooring, radiator, inbuilt wardrobes, and a built-in desk. Features a storage cupboard over the stairs and a double glazed window facing the front aspect.

BEDROOM THREE
10'0" x 9'1"
Carpeted flooring, radiator, inbuilt wardrobe, and double glazed window to the rear aspect.

BEDROOM FOUR
9'5" x 6'10"
Carpeted flooring, radiator, inbuilt storage cupboard and desk, with a double glazed window facing the rear aspect.

BATHROOM
6'8" x 6'5"
Finished with tiled flooring and walls, the bathroom features a standing radiator, wash hand basin, toilet, and a polyvinyl bathtub with mixer shower function. A double glazed window faces the rear aspect.

OUTSIDE
To the rear, the property boasts a generously sized garden comprising a slabbed patio area with a pathway leading to a concrete shed and a well-maintained grass lawn. The space is fully enclosed by wooden fencing. A wooden gate allows access to the front of the home. To the front the property features a front garden with a drive large enough for one vehicle, metal up and over door grants access into the garage.

GARAGE

FREEHOLD

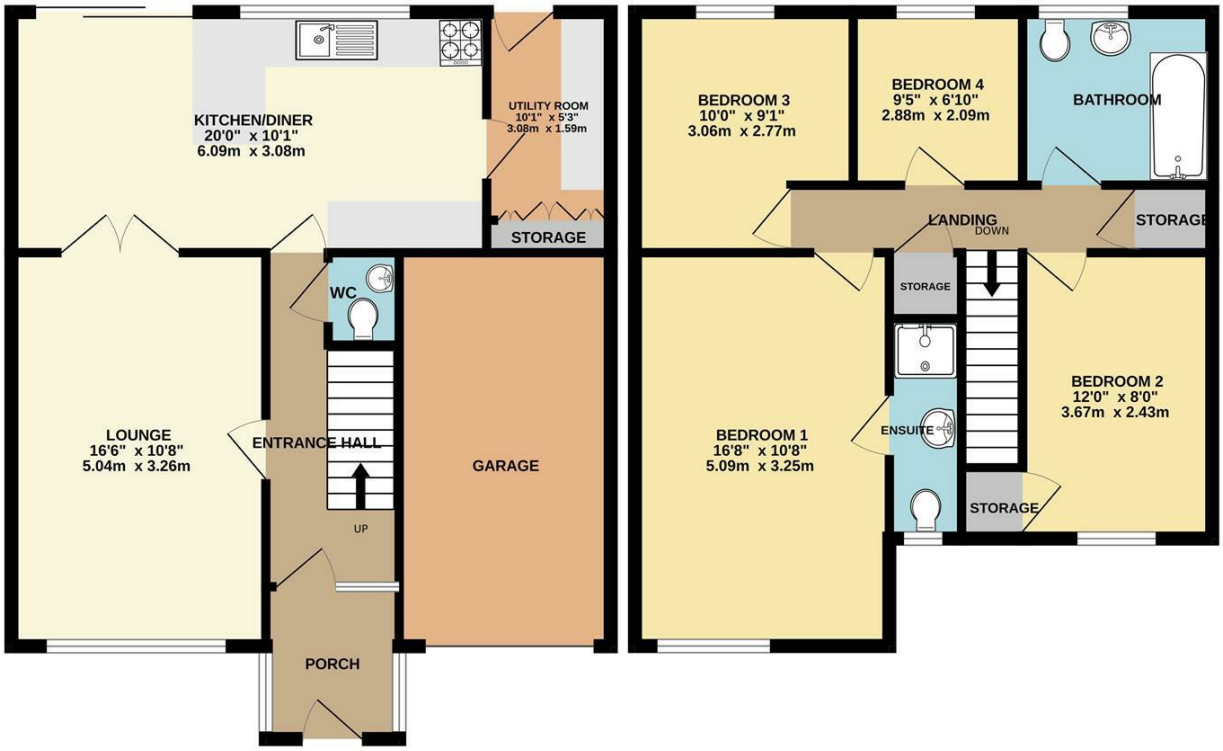
COUNCIL TAX BAND - D

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: D (Charnwood)
Council Tax Rate: £2,389.30
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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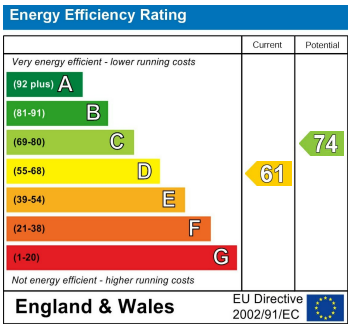
Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS