



61 Goodes Lane
, Syston, LE7 2JL
£520,000



SPACIOUS FAMILY HOME WITH AN AMAZING GARDEN, SET WITHIN WALKING DISTANCE OF THE CENTRE & STATION! Perfect for families in need of more space, this well presented family home is a must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, family room, dining kitchen and a lounge to the ground floor. To the first floor are three good size bedrooms and a family bathroom with two further bedrooms and a shower room to the second floor. The property also benefits from gas central heating, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Spacious, Detached Family Home
- Generous Plot with Fabulous Rear Garden
- Walking Distance Of the Station & Centre
- Two Reception Rooms & Dining Kitchen
- Five Bedrooms & Two Bathrooms
- Garage & Parking
- Viewing Essential
- EPC Rating TBC. Freehold, Council Tax Band D



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property

The property is entered via a glazed oak door leading into.

Porch

With tiled flooring and double glazed composite door leading into.

Entrance Hall

14'7" x 9'0" (4.45 x 2.76)
(maximum measurements) With stairs to the first floor, tiled flooring, window to the rear and provides access to the following.

Family Room

11'3" x 16'2" (3.45 x 4.94)
With dual aspect windows, coved ceiling, laminate wood flooring, wall mounted lighting, open fireplace and feature surround.

Kitchen Diner

14'6" x 11'4" (4.42 x 3.46)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a range style cooker, stainless steel sink and drainer unit, plumbing for a dishwasher, tiled flooring, recessed spotlight and pantry which in turn leads to the utility room.

Utility Room

11'5" x 5'7" (3.49 x 1.72)
(maximum measurements) With plumbing for a washing machine and ample storage space for a dryer and American style fridge freezer.

Lounge

12'1" x 16'2" (3.70 x 4.95)
With dual aspect windows, coved ceiling, wall mounted lighting, feature fire place and bi-fold doors opening onto the patio and rear garden.

The First Floor Landing

With windows to the side aspect, storage cupboard and provides access to the following.

Bedroom One

12'4" x 16'4" (3.77 x 4.99)
With dual windows overlooking the rear garden, coved ceiling and built in cupboard.

Bedroom Two

10'4" x 11'8" (3.17 x 3.56)
With dual windows to the front, coved ceiling, exposed floor boards and a vanity unit with basin.

Bedroom Three

12'9" x 8'5" (3.89 x 2.58)
With window to the side aspect and built in cupboard.

Bathroom

7'7" x 5'6" (2.33 x 1.68)
Fitted with a three piece suite comprising low level wc, wall mounted basin and roll top bath with shower over. The bathroom also benefits from tiled flooring, recessed spotlighting and a heated towel rail.

The Second Floor

Bedroom Four

16'3" x 11'9" (4.97 x 3.59)
(Maximum measurements & varying ceiling heights) With velux style window to the front & window to the side.

Bedroom Five/Study

(varying ceiling hights) With velux window to the rear and window to the side.

Shower Room

6'1" x 4'10" (1.86 x 1.48)
(maximum measurements) Fitted with a three piece suite comprising, low level wc, wall mounted basin and walk in shower.

Outside

To the front is paved driveway providing car standing for several vehicles.
To the rear is a generous, mature well stocked garden with two raised patio areas, pergola, summer house, sauna, shed, WC and fenced boundaries with the remainder being laid to lawn.

Garage

15'1" x 7'9" (4.61 x 2.38)

Services

The property benefits from mains gas, water, electric and drainage.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

