

Alexanders
MarketMakers.

Abbotts Close
Syston

- Three bedroom semi-detached home
- Bright dual-aspect lounge and dining area
- Sliding doors opening onto rear garden
- Contemporary family bathroom
- Generous rear garden
- Popular residential position in Syston
- Scope to modernise and personalise
- Garage and off-road parking
- EPC Rating C / Council Tax Band C / Freehold

This well-proportioned three bedroom semi-detached home occupies a popular residential position in Syston, offering comfortable accommodation together with a generous rear garden, garage and off-road parking. The property presents an excellent opportunity for the next owner to make their mark, with scope for updating and improvement while already providing a practical and well-balanced layout.

A particular highlight is the dual-aspect lounge and dining area, which enjoys plenty of natural light and features sliding doors opening directly onto the rear garden. The property also benefits from a separate kitchen and a contemporary family bathroom, while the three bedrooms provide well-proportioned accommodation across the first floor.

Outside, the generous rear garden offers plenty of space for relaxing, entertaining and enjoying the warmer months, with the garage and off-road parking providing useful additional practicality. The property is conveniently positioned within Syston, close to a good range of everyday amenities and with easy access towards Leicester and the surrounding areas.













Accommodation:
The property is entered into a welcoming entrance hall, providing access through to the principal living spaces and stairs rising to the first floor.

The dual-aspect lounge and dining area forms a particularly appealing part of the home, with windows to two elevations providing a good degree of natural light. The dining area enjoys a lovely connection with the garden, with sliding doors opening directly onto the rear terrace and garden beyond, creating a natural extension of the living space during the warmer months.

The separate kitchen is positioned to the rear of the property and provides a practical range of fitted units and work surfaces, with the layout offering scope for the next owner to update and personalise the space to their own requirements.

To the first floor are three well-proportioned bedrooms, together with a contemporary family bathroom. The bedrooms offer useful flexibility, with the accommodation lending itself equally well to family living, guests or those requiring space to work from home.

Gardens and land:
The property enjoys a generous rear garden, offering a good-sized outdoor space with plenty of scope for seating, entertaining and gardening. The sliding doors from the dining area provide a particularly useful connection between the house and garden, while the garage and off-road parking add further practicality.

Location:
Syston is a well-established and popular town, offering a good range of everyday amenities including shops, schools, leisure facilities, restaurants and local services. The property is well placed for access towards Leicester and the surrounding areas, making it a convenient base for commuting, shopping and leisure while retaining the benefits of an established residential setting.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.


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Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a gas central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

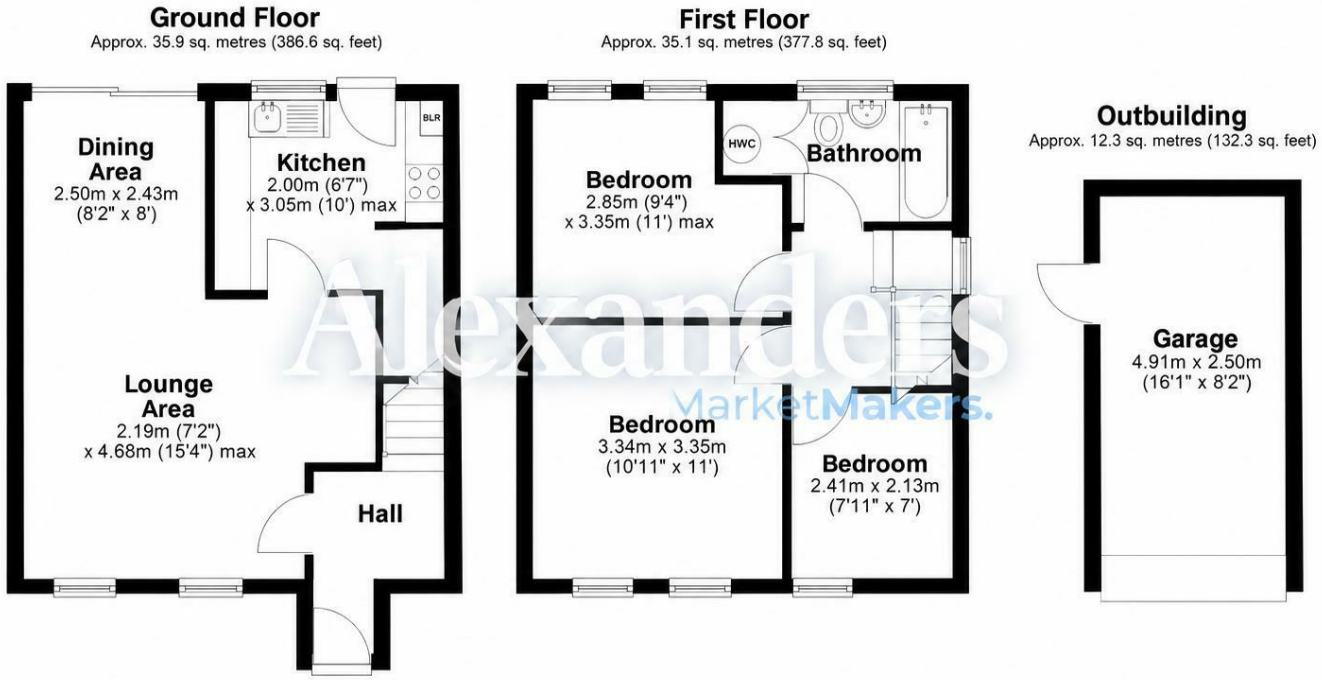
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

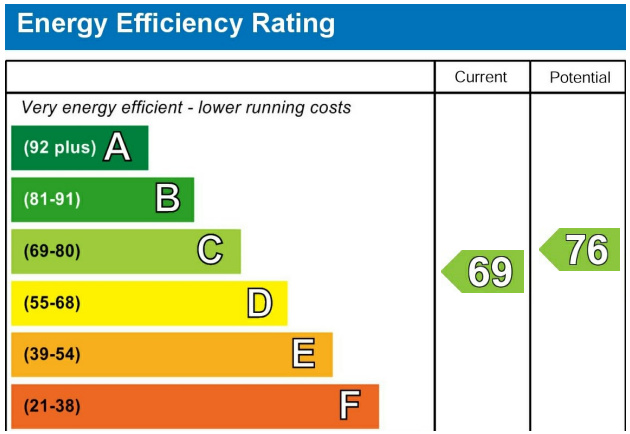
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

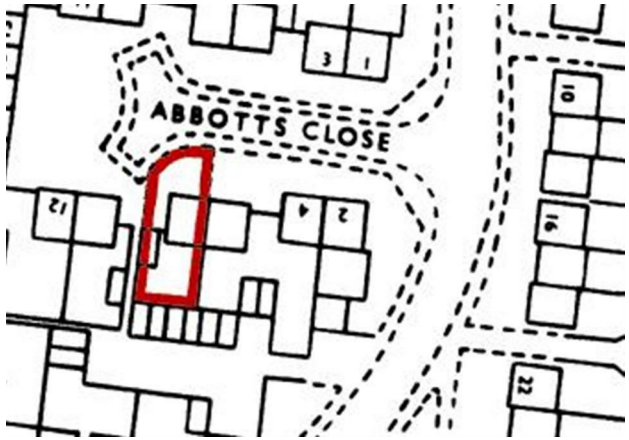
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 83.3 sq. metres (896.7 sq. feet)







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