

3 bed terraced house to buy in

Brookside, Leicester, Leicester, LE7 1GG

£125,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Three bedrooms
- Located in the heart of Syston
- Traditional mid terrace house
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Perfect for those seeking character and charm, this three-storey period property is set in the heart of Syston and is offered for sale with no upward chain. Retaining a wealth of original features including exposed beams, brickwork, and stripped internal doors, the accommodation is arranged over three floors and briefly comprises a lounge/diner and kitchen, a double bedroom and bathroom to the first floor, and two further bedrooms to the second floor. Outside, there is a low-maintenance courtyard garden. Situated within walking distance to an array of amenities, an internal viewing is highly recommended.

EPC Rating: E

Ground Floor

A timber front door opens into a bright, open-plan lounge and dining area, creating a spacious and welcoming living space. A double-glazed multi-pane window to the front enjoys attractive brook views and fills the room with natural light. A built-in cupboard houses utility meters and provides useful storage. The lounge features a charming fireplace with an exposed brick chimney breast and hearth, forming an attractive focal point, while a staircase rises to the first floor.

The adjoining kitchen is fitted with a range of wall and base units with practical work surfaces. Features include a stainless steel one-and-a-half bowl sink with mixer tap, plumbing for a washing machine and dishwasher, tiled splashbacks, and ceramic tiled flooring. Integrated appliances comprise a stainless steel gas hob with extractor hood, plus an electric oven and grill. A double-glazed side window provides natural light, while a glazed timber door gives access to the side and rear gardens.

First & Second Floor

The first floor accommodation comprises a generous principal bedroom featuring laminate flooring, a double-glazed multi-pane window to the front elevation with views towards the brook, and a walk-in closet providing ample storage and dressing space.

Also on this level is a spacious family bathroom fitted with a contemporary white suite comprising a bath with shower over, pedestal wash hand basin, and low-level WC. The bathroom benefits from stripped timber flooring, an airing cupboard, and a large double-glazed window overlooking the park, allowing for plenty of natural light while enjoying pleasant green views.

The second floor provides two further well-proportioned bedrooms. Bedroom Two enjoys a double-glazed multi-pane window to the front elevation and is finished with fitted carpeting. Bedroom Three features a Velux-style roof window to the rear elevation, allowing natural light to flood the space, together with useful built-in storage.

Outside

To the rear of the property is a courtyard-style garden, mainly paved for ease of maintenance, with an outside tap and timber shed which boasts insulation and has an electricity connection, shelves and a desk, making it a perfect work from home space. The garden is enclosed by wall boundaries and benefits from a gateway providing rear access.

Location

The property is situated in the popular town of Syston, ideally positioned to the north of Leicester and offering excellent transport links to Leicester city centre, as well as the nearby market towns of Loughborough and Melton Mowbray.

Syston offers a wide range of local amenities, including shops, supermarkets, cafés, restaurants, a library, churches, and well-regarded schools. The town also benefits from excellent public transport connections, including a railway station with services to Leicester and beyond.

The property enjoys a particularly attractive setting overlooking a brook to the front and a park to the rear, offering a rare combination of scenic surroundings and everyday convenience. Within easy walking distance of Syston town centre, a range of shops, cafés, restaurants, and local amenities are readily accessible. This sought-after location makes it ideal for families, professionals, and commuters seeking a well-connected community with a welcoming village atmosphere...

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Terraced House

Parking: On Street

Year built: 1870

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: Yes

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

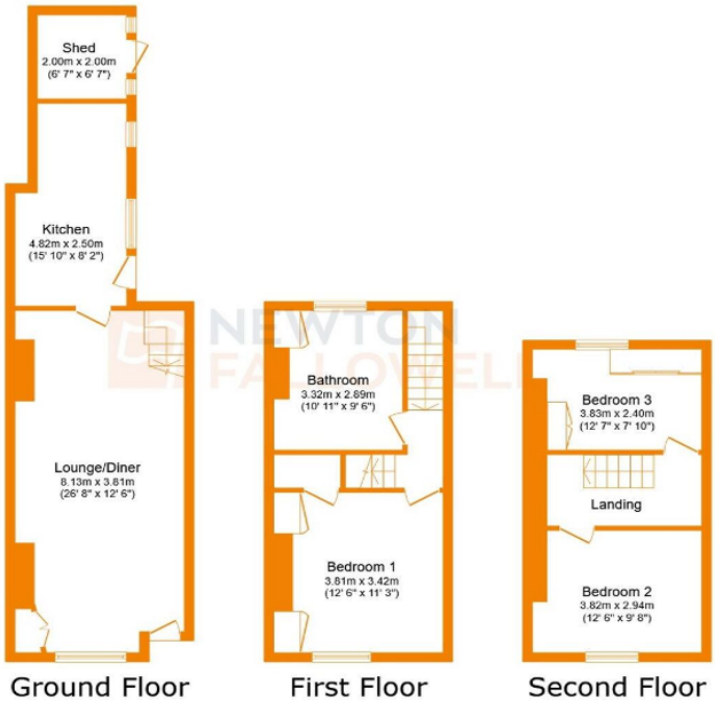
Water: Direct mains water

Water meter: No

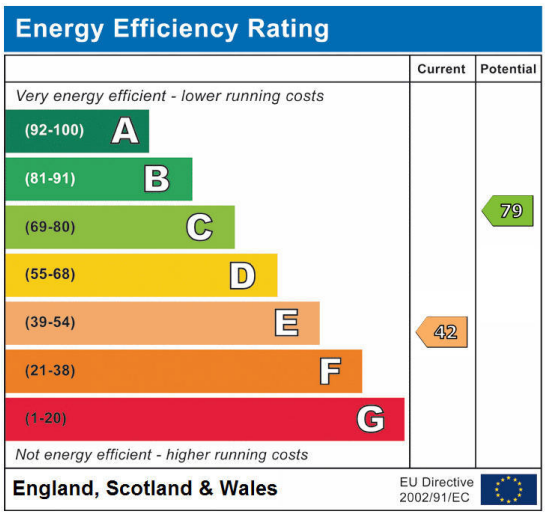
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Brookside, Leicester, Leicester, LE7 1GG

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.