



OFFERS OVER £525,000
GOODS AVENUE, SYSTON, LEICESTER





Introducing this stunning double bay fronted detached Victorian residence, a substantial family home with everything you could desire in a property. The property boasts a wealth of character features throughout, offering a unique and charming living environment. This home could be ideal for multi-generational living due to its convenient and high specification Annexe to the ground floor. It is rare to see a property of such calibre in such a highly regarded residential area available for sale.



This property is equipped with Solar panels which assist with the energy consumption. The ground floor comprises of two bay fronted reception rooms, each with their own distinctive character and charm, perfect for entertaining guests or relaxing with family. The formal dining room provides ample space for hosting dinner parties, with plenty of natural light streaming in through the sash window.

The kitchen is fitted with a range of solid timber storage cupboards and provides a perfect blend of modern functionality and traditional charm. The kitchen is fitted with modern appliances, as well as an Aga and there is ample space for a dining table and chairs, perfect for family meals or entertaining guests. There is access to a formal utility and a door connecting to the double garage and externally to the gardens. Across from the kitchen you will find the formal dining space with plenty of



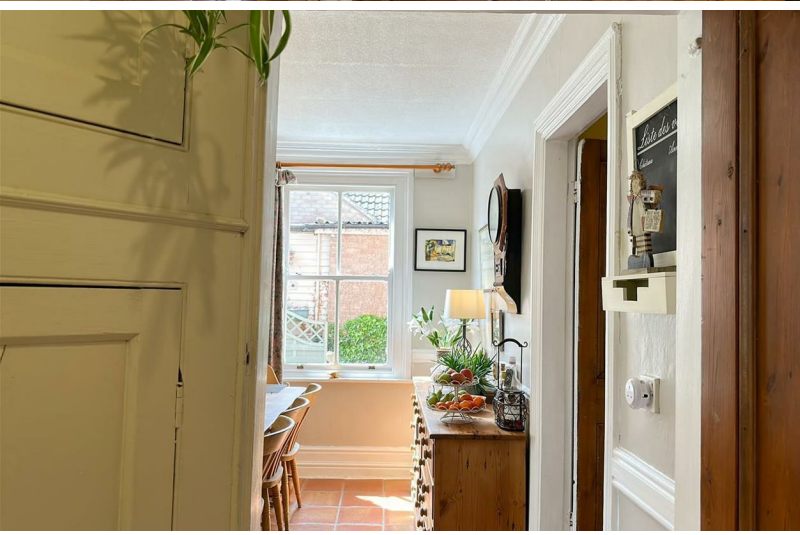






room to seat all the family for formal occasions. French doors flow from the dining room into the Garden room. This provides the perfect space to relax in and soak up the natural light and garden views.

Ascending to the first floor, you are greeted by four well-proportioned bedrooms, each boasting its own unique character and charm. The bedrooms provide ample space for the whole family, and the family bathroom has been tastefully designed and fitted to a high standard, providing a luxurious and relaxing atmosphere.







The property also benefits from a large double garage, offering plenty of space for storage or parking. Additionally, there is a separate annexe with its own kitchen and shower room, providing a flexible space for guests or extended family.

The garden is a generous size and has been beautifully landscaped, providing a perfect blend of formal and informal garden spaces. Conveniently there is an outside W.C and decked area just off the Annexe. A laid lawn is at the centre of the garden, perfect for children to play on or for pets to roam. There are plenty of mature shrubs and trees dotted throughout the garden, providing a beautiful and serene environment. The garden enjoys plenty of sunshine throughout the day, making it the perfect place to enjoy outdoor activities, relax or entertain guests. The garden provides a tranquil and serene environment, offering a perfect retreat from the hustle and bustle of everyday life.





In conclusion, this property is perfect for those seeking a substantial family home with plenty of character and charm, situated in a desirable location. The property offers a versatile living environment with plenty of space for entertaining guests, relaxing or enjoying quality family time. The landscaped garden is a delight, offering a beautiful and serene environment for relaxation or outdoor activities.





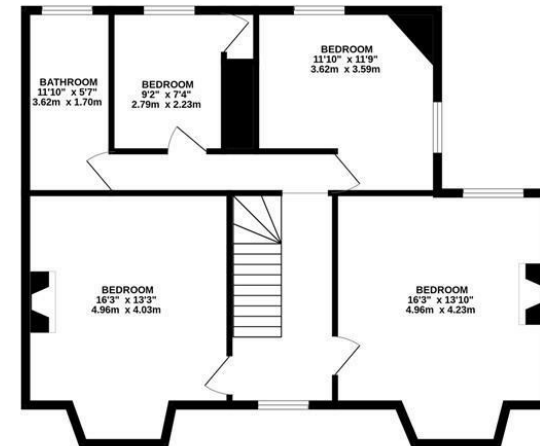
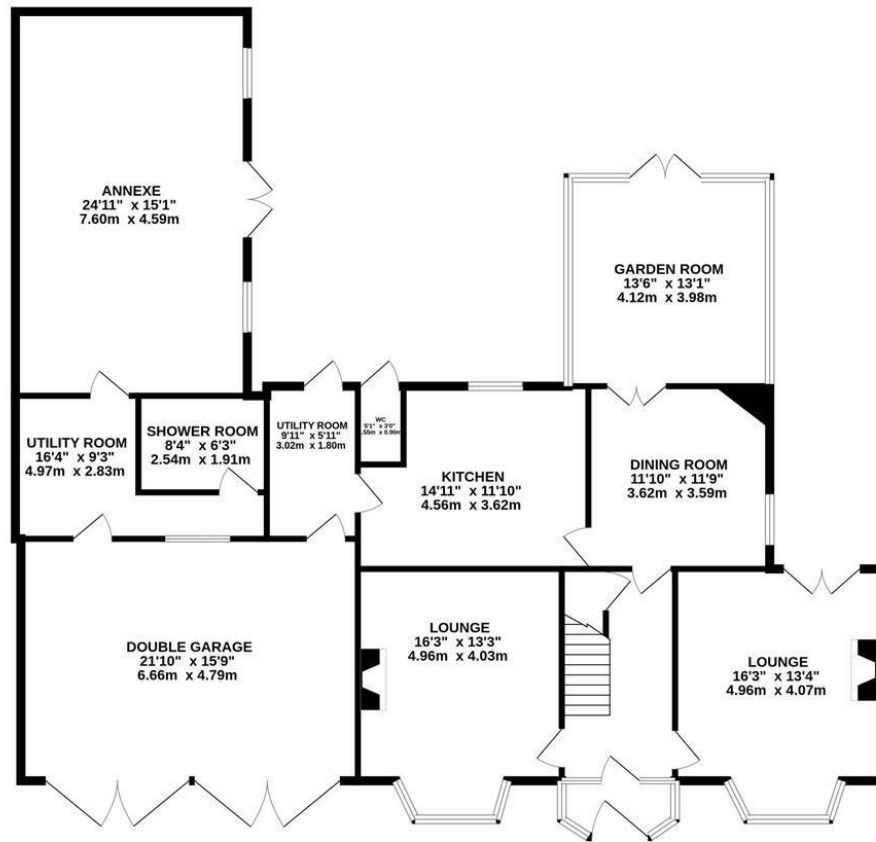












TOTAL FLOOR AREA : 2760 sq.ft. (256.5 sq.m.) approx.

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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