

# JAMES SELICKS

## SYSTON HOUSE

35 BROOKHOUSE AVENUE  
SOUTH HIGHFIELDS  
LEICESTER  
LE2 0JE

GUIDE PRICE: £238,500



Tucked away along a charming cobbled lane, just moments from the city centre yet enjoying a peaceful setting, Syston House is a delightful and characterful home believed to date back 1888, offering a unique blend of charm, space and versatility.

This unique home is ideal for buyers seeking something a little different, combining character features with flexible living space, all within easy reach of the city whilst enjoying a more tranquil setting.

Through lounge/dining room • kitchen • bathroom • three first floor bedrooms • second floor bedroom four • en-suite • front forecourt • EPC - C

#### Location

Brookhouse Avenue is a unique, quiet, cobbled street located in a conservation area just off London Road, enjoying easy access into the city with its professional quarters and mainline railway station, along with shopping, bars and restaurants along the London Road.

#### Accommodation

The ground floor of this home has been thoughtfully opened up to create a spacious and sociable living/dining area, with the staircase forming a central feature of the room. This welcoming space benefits from a bay window to the front, a feature fireplace, and wood-effect flooring, with a door leading out to the rear garden, where a low-maintenance patio area provides the perfect spot for outdoor seating and potted plants.

The kitchen is fitted with a bespoke Dewhurst kitchen comprising a range of red eye and base level units and drawers, complemented by granite preparation surfaces and splashbacks, and includes an oven with gas hob and extractor over, sink with drainer, and space for both a dishwasher and washing machine. To the rear of the property, the ground floor bathroom is fitted with a contemporary style suite including a corner Jacuzzi bath with shower over, a wash hand basin, WC, and finished with white tiled flooring.

To the first floor, there is a generous double bedroom to the front, along with a further double room currently utilised as a home office. Leading off this room is an additional versatile space, currently used as a bedroom, which could lend itself well to a dressing room, study, or potential en-suite (subject to any necessary consents). The top floor is dedicated to a charming principal bedroom suite, offering a spacious double bedroom, a walk-in wardrobe area, and the added benefit of an en-suite shower room with WC and wash hand basin.

#### Outside

To the front of the property, a quaint courtyard garden provides an inviting approach, perfectly complementing the attractive street scene.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** South Highfields.

**Local Authority:** Leicester City Council, **Tax Band:** A

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Three-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.









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**Measures and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



**Approximate total area<sup>(1)</sup>**

93 m<sup>2</sup>  
 1003 ft<sup>2</sup>

**Reduced headroom**

3.9 m<sup>2</sup>  
 41 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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