

JAMES  
SELICKS

THREWAYS

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1 FOSSE WAY  
SYSTON, LEICESTERSHIRE LE7 1NF





Built in 1921 and lovingly maintained by the same family since 1954, Threeways is a beautiful, detached property that effortlessly blends period character with comfortable family living. The immaculately presented accommodation boasts an array of original features including exquisite Oak Parquet flooring, elegant fireplaces, stained and leaded windows, a stunning garden room and five bedrooms, all combining to create a truly special home located in the centre of a superb plot offering excellent privacy to both front and rear.

Internal inspection is highly recommended to fully appreciate the spacious layout and timeless appeal of this fantastic family home.

#### Accommodation

The solid wood front door has a window above and opens into an inviting entrance vestibule housing a useful cloaks cupboard and cloakroom with a two-piece suite and charming tiled walls and floor. The impressive reception hall houses the beautiful return staircase to the first floor and benefits from a feature, ornate carved stone fireplace with an open grate, decorative ceiling coving and beautiful oak Parquet flooring.

The sitting room and garden room each offer lovely spaces to relax, the sitting room with dual aspect windows and a feature tiled open fireplace with wooden surround, and the characterful garden room with its original herringbone brick flooring and is flooded with natural light through feature windows and solid oak framed glazed doors leading onto the terrace and overlooking the garden. The formal dining room is perfect for entertaining, with ceiling beams, a bay window overlooking the garden, and an elegant, tiled fireplace with open fire and wooden surround. The elegant and spacious lounge enjoys a feature fireplace, a side window, decorative ceiling coving and a further large picture window overlooking the garden.

The original butler's pantry leads into a stunning refitted breakfast kitchen, designed by Moir & Wade, offering a blend of traditional style and modern convenience. This bespoke, hand painted kitchen boasts an excellent range of solid wood units, soft closing drawers, beautiful quartz worktops, an undermounted one and a half bowl Kohler sink and a Quooker hot water tap. It features an Aga set within a chimney breast and integrated appliances including a Neff dishwasher, Siemens microwave and an American style fridge-freezer. The original cold pantry remains for excellent storage and a charming oak breakfast bar and built-in seating add a welcoming touch, complemented by Karndean flooring."

To the first floor is a galleried landing with a beautiful stained glazed window to the front elevation. The spacious master bedroom has a window to the rear elevation, an array of built-in storage and an en-suite comprising a double shower cubicle, a bidet, wash hand basin with storage beneath, a chrome heated towel rail. Bedroom two has dual aspect windows and also enjoys an en-suite, and there are three further first floor bedrooms and a family bathroom, each thoughtfully designed for comfort and practicality. The second floor offers two versatile attic rooms with features including a tiled fireplace and built in storage, ideal for conversion to further accommodation.

#### Annexe

Located to the rear of the property is an annexe, ideal for guests or multi-generational living. A glazed door opens into the entrance hall, leading to a well-appointed kitchen with a front-facing window and tiled flooring, housing the boiler cupboard and offering an excellent range of eye and base level units and drawers with worktops and tiled splashbacks, a stainless steel sink with drainer, integrated appliances including an AEG electric hob with oven beneath, a washing machine and fridge/freezer. The lounge has ceiling coving, a side-facing window overlooking the garden and access to a rear entrance hall with a further glazed door. The bedroom has a side-facing window, while a shower room provides a corner shower enclosure, a low flush WC, wash hand basin with cupboard beneath and a heated towel rail.







### Outside

Accessed via electric wrought iron gates, the property is approached via a large, gravelled carriage driveway with a central garden bordered by mature trees and shrubs, ensuring excellent privacy. There are two double and one single garage, all with power and lighting and electric doors, a large storage space above and access to a covered passage which in turn leads to courtyards, a boiler room and coal store. The beautifully landscaped, south-west facing rear gardens offer several stunning entertaining areas surrounded by shaped lawns, rose gardens, and mature Acer and lime trees. Features such as a brick-built summerhouse, a stone build air-raid shelter and stone steps add timeless charm to this peaceful outdoor space.

### Location

Syston is a vibrant village flanked by some of the County's most beautiful rolling countryside whilst being located just six miles north-east of Leicester city centre. The village provides a good range of shopping, leisure and recreational facilities and excellent access to the M1/M69 motorway networks and associated Fosse Retail Park.

**Tenure:** Freehold.

**Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Charnwood Borough Council, **Tax Band:** G

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

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

**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:** Two-Storey property, no specific accessibility modifications made.

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

















Threeways, 1 Fosse Way, Syston, Leicestershire LE7 1NF

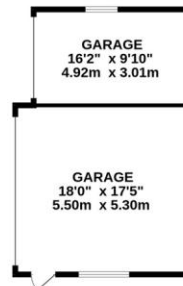
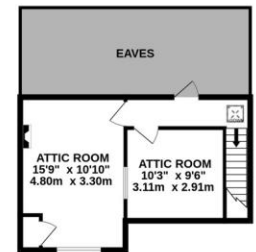
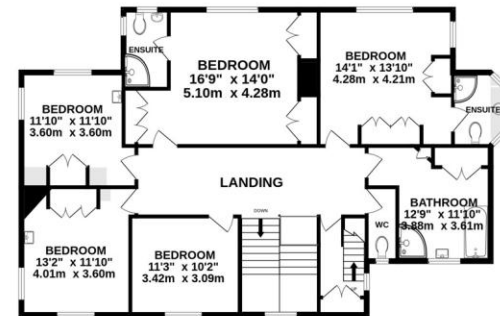
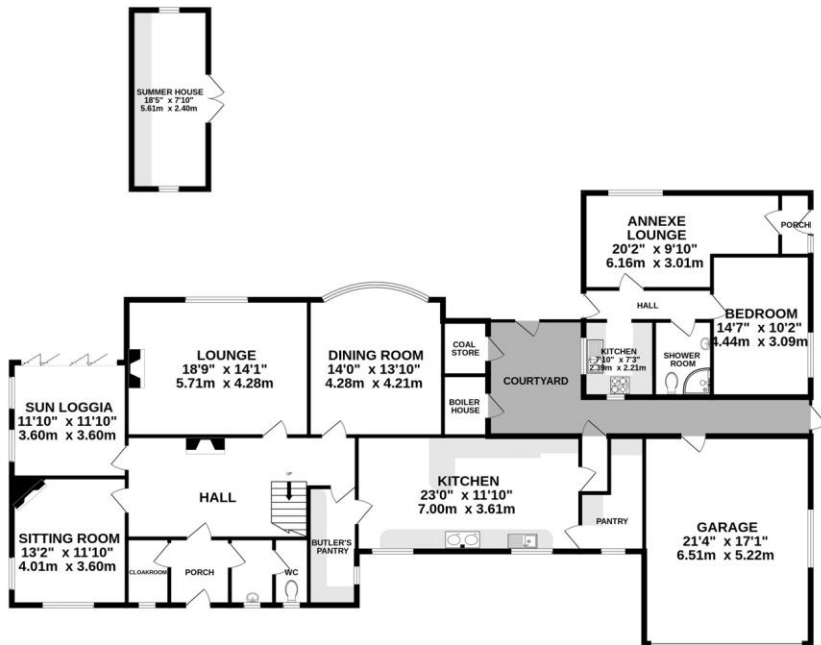
Total approx. Internal floor area house = 302.3 Sq. M (3,254 Sq. Ft)

Total approx. Internal floor area Annexe = 44.8 sq.M (482 Sq.Ft)

Total approx. floor area Garages and Summer House = 91.1 Sq.M (980 Sq.Ft)

Total Approx Gross Floor Area = 438.2 Sq. M (4,716 Sq. Ft)

Measurements are approximate. Not to scale. For illustrative purposes only.





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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.

