

# 3-Bedroom, 3-Bathroom Move-In Ready Home 304 Sycamore St., Leland, MS | \$265,000



This well-maintained 3-bedroom, 3-bath home offers 2,230+/- square feet of living space and is situated on a 0.29+/- acre lot in Leland, Washington County, MS. Built in 1957, the home features two spacious living areas—one with a gas fireplace and the other with vaulted ceilings—both showcasing built-in cabinets and abundant natural light from large windows. The updated kitchen features granite countertops, a gas cooktop, and stainless steel appliances. A formal dining room with built-in cabinetry adds character and functionality. The primary bedroom includes his-and-her closets and a walk-in shower. Recent updates include an HVAC system approximately 2-3 years old and a roof approximately 3-4 years old. Outside, enjoy a fenced backyard with two storage sheds and a covered back patio, perfect for relaxing or entertaining. Call Abby Abernathy to schedule your showing!



**ABBY  
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.





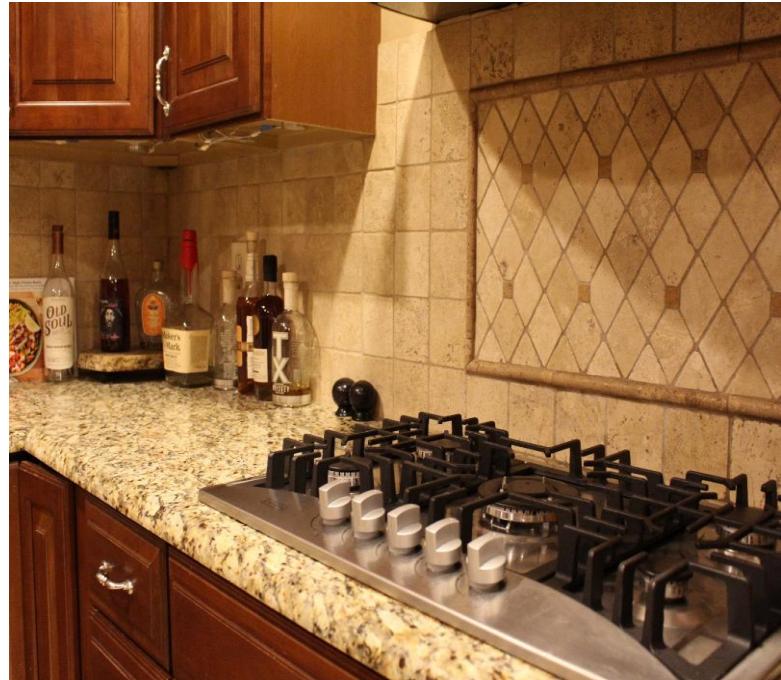
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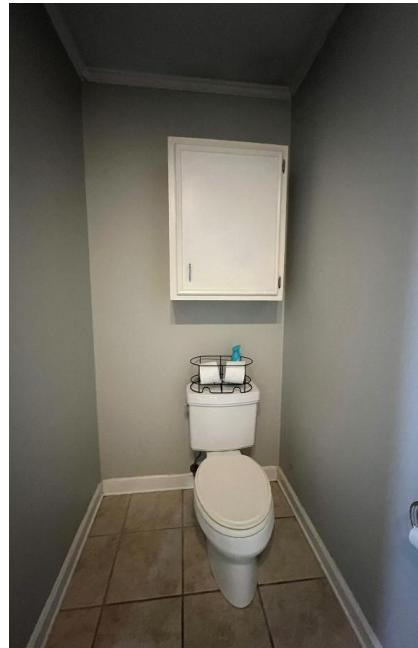
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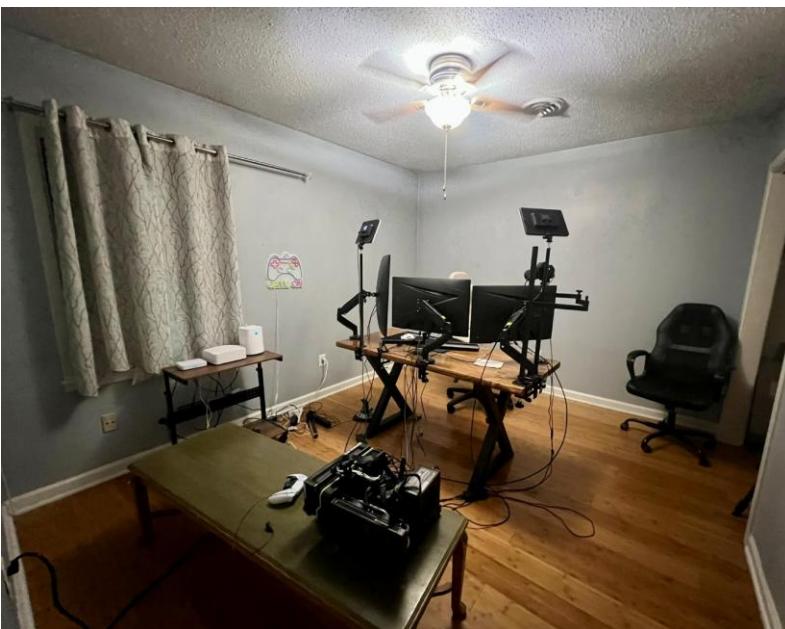
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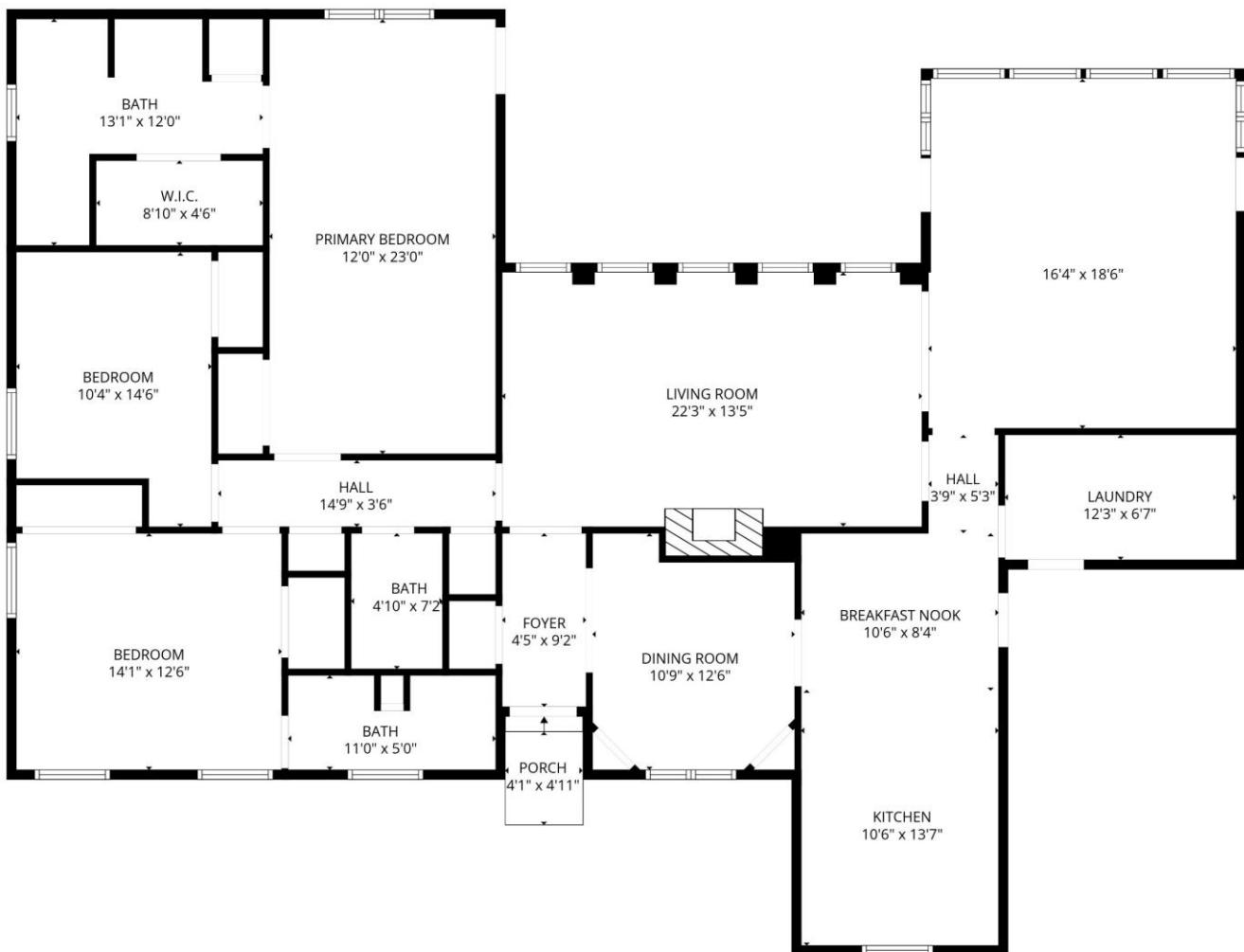
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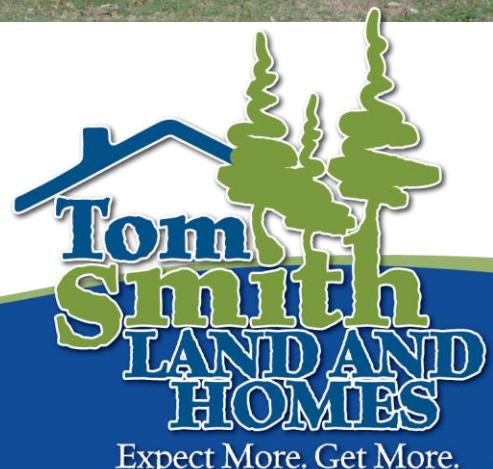


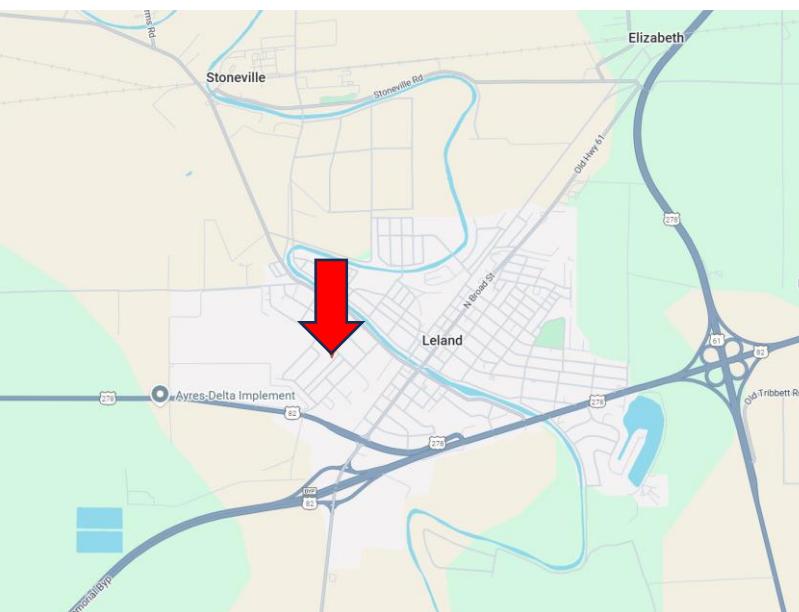
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**Directions from the Intersection of HWY 61 and HWY 82 in Leland, MS:**

Travel west on HWY 82 for 1.3 miles, then turn right onto US- 278 W. Travel 0.8 miles before making a sharp right onto California Avenue. In 0.3 miles, turn left onto Gerald Street. Turn left onto Sycamore St. in 0.1 miles. The home is situated on the left in 180 feet.

**Address:** 304 Sycamore Street, Leland, MS 38756 [Click for Google Maps](#)



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