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ESTATE & LETTING AGENTS

1123 Melton Road

Syston, Leicester, LE7 2JS

Offers In Excess Of £325,000

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Set on a larger than average plot and offering a turn-key move is this beautifully presented semi detached house set in the heart of Syston. Offering four bedrooms and three bathrooms over three floors this family home has been tastefully renovated whilst retaining some original features by the current owners and now offers a ideal opportunity for those wanting a turn-key move. Inside, the property briefly comprises; entrance hallway, lounge with French doors into the dining room, 13ft kitchen with utility room and a shower room to the ground floor. To the first floor are two double bedrooms, a further bedroom and an enviable family bathroom. To the second floor is the master bedroom with ensuite shower room. The property also benefits from a substantial rear garden, garden room with power and light, off road parking, outside toilet and sink, uPVC double glazing and gas central heating. Internal Viewing Is Highly Recommended To Appreciate The Size And Finish On Offer!

- Immaculately Presented, Turn-Key
- 1920's Victorian Bay Fronted Semi Detached House
- Four Bedrooms Over Three Floors
- Family Bathroom, En-Suite & Downstairs Shower Room
- Two Reception Rooms, Kitchen & Utility
- Garden Room With Power & Light
- Off Road Parking & Sizeable Garden
- EPC Rating TBC / Council Tax Band C / Freehold

Location
Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School, St. Peters & St. Pauls Primary School and Wreake Valley Academy.

The Property
The property is entered via a uPVC composite door leading into.

Entrance Hall
With stairs leading to the first floor, tiled flooring, coved ceiling and leads into the dining room.

Lounge
12 x 11'10 (3.66m x 3.61m)
A cosy living space with picture rail, exposed brick chimney recess, uPVC double glazed bay window with window seat and internal French doors leading into the dining room.

Dining Room
12 x 12'10 (3.66m x 3.91m)
Sizeable dining room with fireplace and surround, picture rail, uPVC double glazed window to the rear aspect and leads into the kitchen.

Kitchen
12'2 x 8'04 (3.71m x 2.54m)
Fitted with a range of modern floor and wall mounted units with worktop and tiled splashbacks. The kitchen also benefits from an integrated dishwasher, gas hob, oven and extractor fan, ceramic sink and drainer unit, leads into the utility room and provides access to the rear garden via a uPVC double glazed door.

Utility
6'04 x 6'11 (1.93m x 2.11m)
With floor mounted units, worktop and splashbacks. The utility benefits from plumbing for a washing machine and dryer, Velux and uPVC double glazed windows to the side aspect and leads into the shower room.

Shower Room
4'09 x 6'02 (1.45m x 1.88m)
Fitted with a three piece suite comprising walk in shower, pedestal basin and wc. The shower room also benefits from an extractor fan, cast iron radiator and obscure uPVC double glazed window to the side aspect.

The First Floor Landing
With stairs leading to both the ground floor and second floor, fitted storage and provides access to the following.

Bedroom Two
12 x 10'06 (3.66m x 3.20m)
Double bedroom with fitted wardrobe and uPVC double glazed bay window to the front aspect.

Bedroom Three
12 x 10'06 (3.66m x 3.20m)
Double bedroom with decorative fireplace and uPVC double glazed window to the rear aspect.

Family Bathroom
13'03 x 9'01 (4.04m x 2.77m)
This superb family bathroom is fitted with a three piece suite comprising clawfoot bath with shower over, twin vanity unit with basin and wc. The bathroom also benefits from built in storage, uPVC double glazed window to the side aspect and two Velux windows.

Bedroom Four

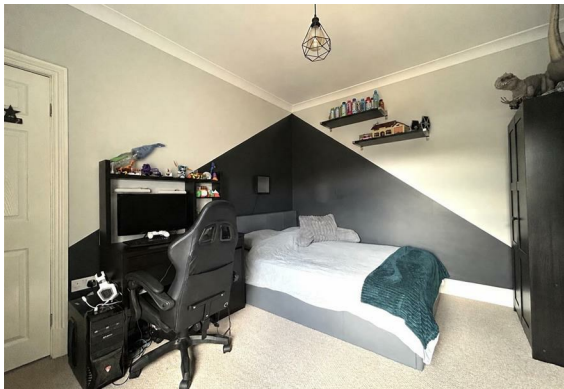
The Second Floor Landing
With Velux window and provides access into.

Bedroom One
15'03 x 10'11 (4.65m x 3.33m)
Double bedroom with uPVC double glazed window to the side aspect, access to the eaves and benefits from an en-suite shower room.

En-Suite
7'07 5'02 (2.31m 1.57m)
Fitted with a three piece suite comprising walk in shower, vanity unit with basin and wc. The shower room also benefits from an extractor fan, spotlights and radiator with heated towel rail.

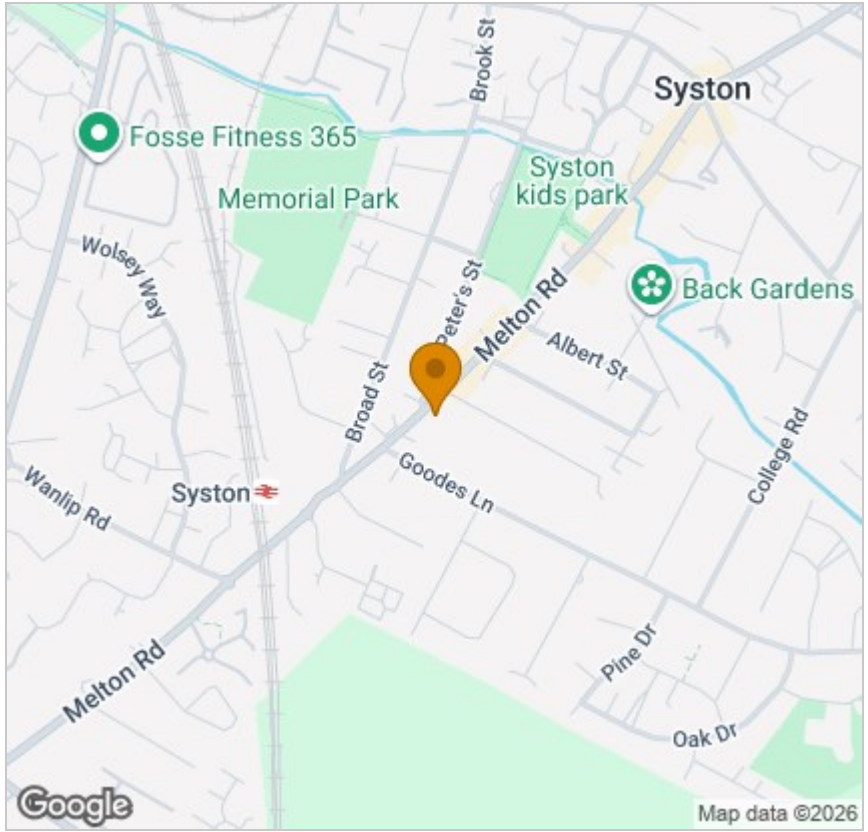
Outside
To the front of the property is car standing for multiple vehicles with double gates leading into the rear garden,
To the rear is a mature considerable sized lawned garden with graveled path to the rear which offers a raised decked patio and garden room. The rear also offers two brick out houses offering an outside toilet with basin in one with storage in the other.

Garden Room
15'07 x 12'08 (4.75m x 3.86m)
(maximum measurements) With power and light this room can be utilised in multiple ways and offers great space away from the house.

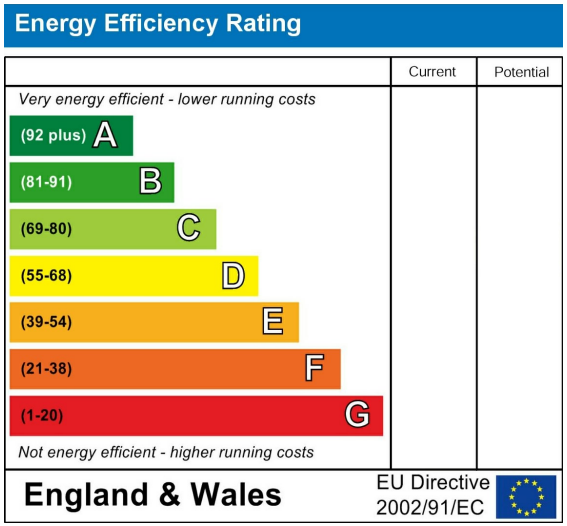


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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