

Aston & Co

ESTATE & LETTING AGENTS



1048 Melton Road
Syston, Leicester, LE7 2NN
£465,000



Blending the properties original features with a contemporary twist, this well presented, extended family home sits on a generous plot and must be viewed to be fully appreciated. The accommodation briefly consists of, entrance hall, lounge, dining room, kitchen-diner, garden room, utility room and a shower room to the ground floor. To the first floor are four bedrooms, a family bathroom and a shower room. The property also benefits from gas central heating, upvc double glazing, garage and off road parking for several vehicles. Viewing is strictly by appointment only.

- Well Presented, Extended, Character Family Home
- Generous Plot With Scope For Further Extension (STP)
- Three Reception Rooms
- Utility Room & Downstairs Shower Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Garage & Parking For Several Vehicles
- EPC Rating TBC



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 and Wreake Valley Academy.

The Property

The property is entered via a double glazed door leading into.

Entrance Hall

Spacious entrance hall with stairs to the first floor, under stairs storage, picture rail, tiled flooring and provides access to the following.

Lounge

12'10" x 11'10" (3.92 x 3.63)
With bay window to the front, laminate wood flooring, picture rail, ceiling rose, open fireplace and feature surround.

Dining Room

12'3" x 11'10" (3.75 x 3.61)
With French doors leading onto the garden, laminate wood flooring, coved ceiling, picture rail and feature fireplace.

Breakfast Kitchen

22'11" x 9'9" (7.00 x 2.99)
Fitted with a range of floor and wall mounted units with roltop work surfaces and tiled splashbacks, the kitchen also benefits from a fitted double oven, hob and extractor, integrated dishwasher and fridge freezer, sink and drainer unit and laminate wood flooring.

Store

6'3" x 3'6" (1.93 x 1.09)
With window to the front, laminte wood flooring, fitted cupboard and boiler.

Utility Room

9'8" x 9'2" (2.97 x 2.80)
With tiled flooring, plumbing for a washing machine, sink and drainer unit and doors leading to the garden, garage, garden room and shower room.

Shower Room

4'8" x 9'4" (1.44 x 2.87)
Fitted with a three piece suite comprising, low level wc, wall mounted basin and walk in shower.

Garden Room

12'9" x 14'7" (3.89 x 4.45)
With window to the side, laminate wood flooring and bi-fold doors leading onto the patio.

The First Floor Landing

Gallary landing with window to the side, picture rail, loft hatch and provides access to the following.

Bedroom One

15'10" x 11'9" (4.83 x 3.60)
With window to the rear, laminate wood flooring, picture rail and feature cast iron fireplace.

Bedroom Two

10'2" x 9'10" (3.10 x 3.00)
With window to the rear, laminate wood flooring, picture rail and fitted wardrobe.

Bedroom Three

7'9" x 11'11" (2.38 x 3.64)
With window to the front.

Bedroom Four

5'10" x 10'1" (1.79 x 3.08)
With window to the front.

Bathroom

6'11" x 5'9" (2.12 x 1.77)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Shower Room

8'2" x 4'7" (2.51 x 1.40)
Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

WC

6'5"x 3'6" (1.97x 1.08)
Fitted with a two piece suite comprising, low level wc and wall mounted basin.

Outside

To the front of the property is parking for several vehicles with fenced and hedged borders which in turn leads to the property and garage. To the rear is a large, mature well stocked garden with raised deck, timber pergola and patio with the remainder being laid to lawn with fenced and hedged boundaries.



Floor Plan



Viewing

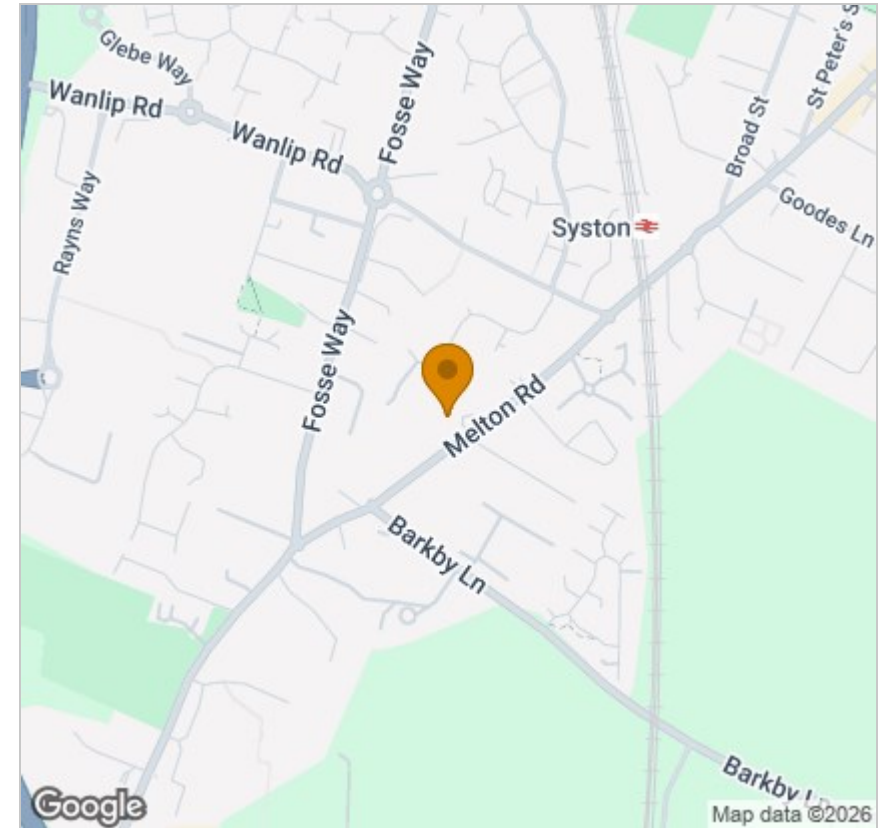
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	