



1115 Melton Road
Syston, Syston, LE7 2JS
£318,000



Set on a larger than average plot whilst situated within the heart of Syston and the amenities on offer is this well presented, traditional bay fronted, three bedroom semi detached family home. Inside, the property briefly comprises; entrance hall, lounge, dining room, kitchen, utility and conservatory to the ground floor. To the first floor there are three good size bedrooms and a family bathroom. The property also benefits from an outside WC and store, off road parking for multiple vehicles, garage, spacious rear garden, uPVC double glazing and gas central heating. Viewings are highly recommended to appreciate the space on offer!

- Well Presented
- Three Bedroom
- Bay Fronted Semi Detached House
- Two Reception Rooms
- Utility Room & Conservatory
- Off Road Parking For Multiple Vehicles
- Garage
- EPC Rating D / Council Tax Band B / 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 composite door leading into.

Entrance Hall

With obscure uPVC double glazed window to the side aspect, stairs leading to the first floor and provides access to the following.

Lounge

11'8 x 10'10 (3.56m x 3.30m)

With uPVC double glazed bay window to the front aspect.

Dining Room

16 x 10'10 (4.88m x 3.30m)

Spacious room with uPVC double glazed bi-fold doors leading into the conservatory.

Conservatory

12'10 x 10'03 (3.91m x 3.12m)

With power, light, fan and leads out onto the rear garden via the uPVC double glazed French doors.

Kitchen

11'06 x 5'11 (3.51m x 1.80m)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, ceramic sink and drainer unit, uPVC double glazed window to the rear aspect and provides access into the utility.

Utility Room / Store

21'2 x 7'2 (6.45m x 2.18m)

Spacious store room / utility with floor mounted units, plumbing for a washing machine, stainless steel sink and drainer unit and provides access to the front, rear and garage.

The First Floor Landing

With obscure uPVC double glazed window to the side aspect and provides access to the following.

Bedroom One

13 x 9'2 (3.96m x 2.79m)

Double bedroom with fitted robes and uPVC double glazed window to the rear aspect.

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

Another spacious double bedroom with uPVC double glazed bay window to the front aspect and fitted robes.

Bedroom Three

8'5 x 6'0 (2.57m x 1.83m)

With uPVC double glazed window to the front aspect.

Family Bathroom

9'3 x 5'11 (2.82m x 1.80m)

Fitted with a three piece suite comprising bath with shower over, vanity unit with basin and wc. The tiled bathroom also benefits from an extractor fan, heated towel rail, spotlights and two obscure uPVC double glazed windows.

Garage

15'3 x 8'1 (4.65m x 2.46m)

With power & light.

Outside

To the front is a spacious low maintenance garden offering car standing for multiple vehicles. To the rear is a low maintenance brick paved garden with WC and store.



Floor Plan



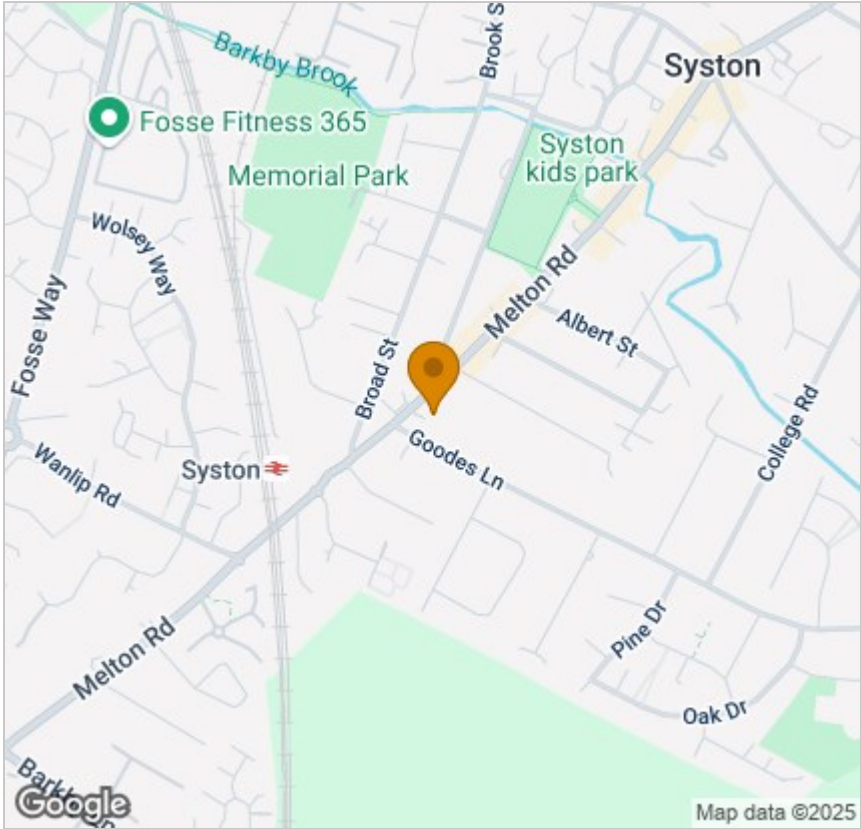
Viewing

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

