

JAMES SELICKS

1305 MELTON ROAD

SYSTON
LEICESTERSHIRE LE7 2EN

GUIDE PRICE: £250,000





Positioned on a particularly deep plot close to the heart of Syston, a three bedroom semi-detached family home.

Entrance hall • sitting room • breakfast kitchen • rear lobby • cloakroom • three double bedrooms • bathroom • gated driveway • deep rear gardens • NO UPWARD CHAIN • EPC - D

Location

Syston is a thriving village lying approximately six miles north east of Leicester. It offers a vibrant range of shopping, leisure and recreational facilities, has excellent road networks via the western distributor road, and is on the edge of some of delightful countryside.

Accommodation

The property is entered via a timber front door into a side entrance hall housing the stairs to the first floor with understairs storage cupboard beneath. The sitting room has a tiled fireplace, a square bay window to the front and further window to the side elevation. The breakfast kitchen has a range of cream eye and base level units and drawers, a stainless steel sink with swan neck mixer tap and houses the Worcester wall mounted combination boiler. A rear lobby provides access to a cloakroom with a two piece suite, a storage cupboard and a further store room with doors to the front and rear

The first floor landing gives access to the master bedroom, having a cast iron fireplace and a windows to the front and side elevations. Bedroom two has a cast iron fireplace, built-in wardrobes with cupboards over and a windows to the side and rear. Bedroom three has a window to the side. A shower room provides a white three piece suite comprising a low flush WC, inset wash hand basin with cupboards and drawers beneath, a corner shower enclosure, chrome heated towel rail and a fitted storage cupboard.

Outside

To the front of the property is a paved driveway behind a low level wall and twin iron gates. To the rear are deep, lawned gardens.

Tenure: Freehold

Local Authority: Charnwood Borough Council

Tax Band: B

Conservation Area: No.

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

Broadband delivered to the property: Unknown.

Construction : Concrete under a pitched and hipped composite tiled roof.

Wayleaves, Rights of Way & Covenants: None of which our Clients are aware.

Flooding issues in the last 5 years : None of which our Clients are aware.

Accessibility issues : Two-storey property, no accessibility modifications made.

Planning issues: None of which our Clients are aware.







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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.



1305 Melton Road, Syston, Leicester, LE7 2EN

Total Approximate Gross Internal Floor Area = 932 SQ FT / 86 SQ M

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

