



Melton Road, Syston, LE7



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£375,000

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Key Features

- Three Double Bedrooms
- Traditional Semi Detached Home
- Two Reception Rooms & Breakfast Kitchen
- Larger Than Normal Plot With Potential For Extension
- Ample Parking & Integral Garage
- Popular Residential Location
- EPC rating TBC
- Freehold





Available on the open market for the first time since purchased in 1987, fall in love with this characterful three double bed roomed semi detached bay fronted home enjoying a set back road position along this popular road, perfect for growing families. Benefiting from gas central heating and double glazing, the well proportioned accommodation includes an entrance hallway, two reception rooms, breakfast kitchen, lean-to/storage, conservatory and ground floor WC. Upstairs you will find three double bedrooms and a modern fitted wet room, all set within a plot which enjoys the use of a driveway to the front giving access to an integral single garage and a larger than average garden at the rear oozing a particularly private plot. Situated within walking distance to the train station, schooling and bus stops, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

An original wooden entrance door with a stained glass inset opens into the welcoming entrance hallway with access to the majority of the downstairs accommodation and a staircase to the first floor. The primary reception room enjoys an abundance of natural light provided by a walk in bay window with a carpet flooring and characterful picture rails. The second reception room is positioned around a feature fireplace with carpet flooring and French doors opening out into the garden. Also accessed via the hall, the breakfast kitchen is fitted with a range of wall mounted and base units with roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, built in oven, four ring hob, space for an appliance and a wall mounted boiler. With two rear elevation windows and a side access door to a useful lean-to area providing fantastic storage and offering a built in store room with light and power, ideal to house an appliance.

A door opens into the conservatory which enjoys views of the rear garden and offers two sets of doors which open outside. Completing the ground floor accommodation is the WC which is accessed via an enclosed lobby adjacent to the stairs which also offers internal access to the garage boasting light, power, shelving, meters, consumer unit and wooden doors to the front.

First Floor

Upstairs a light and airy landing gives access to three double bedrooms and a contemporary fitted wet room comprising a 'Mira' shower, pedestal wash hand basin and WC, with complementary tiled surrounds.

Outside

Another particular focal point of the accommodation is the larger than average plot, firstly beginning with a driveway to the front providing off road parking for multiple vehicles and giving access to the integral garage. To the rear is a particularly private garden featuring a raised patio area adjacent to the accommodation ideal for outdoor entertaining. With a variety of mature shrubs and trees which create a most private and secluded setting.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right





mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a



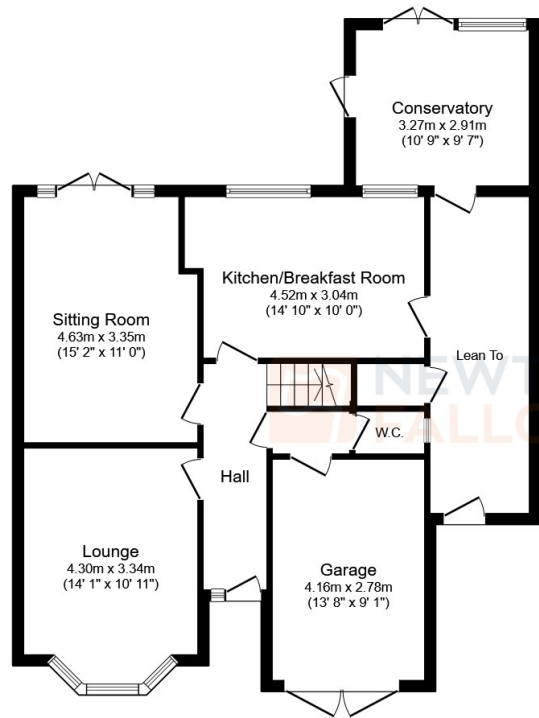
panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

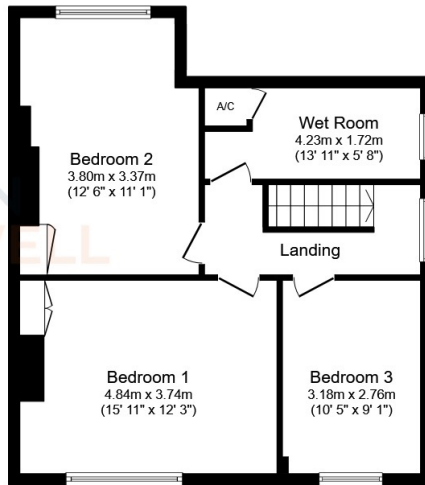






Ground Floor

Floor area 87.5 m² (942 sq.ft.)

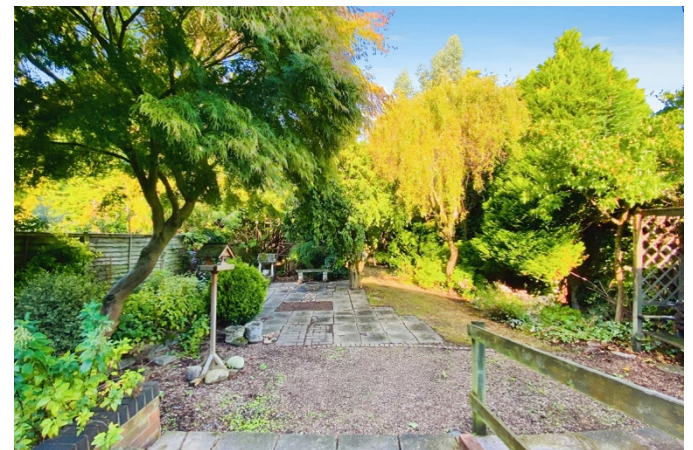
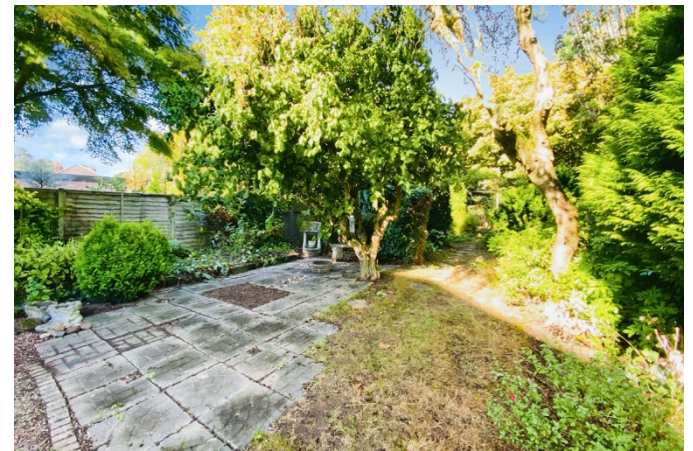


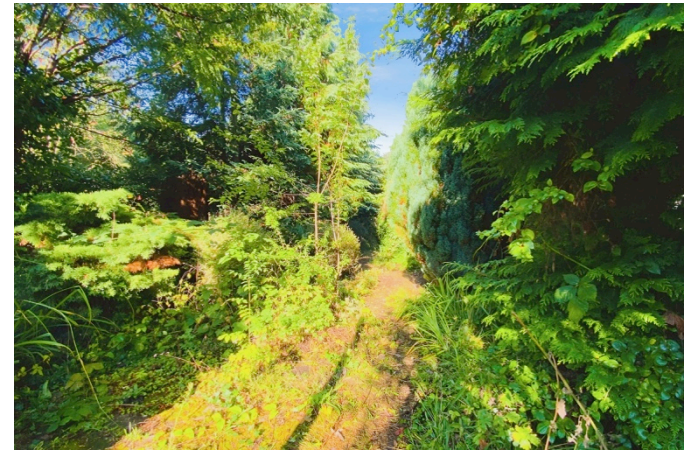
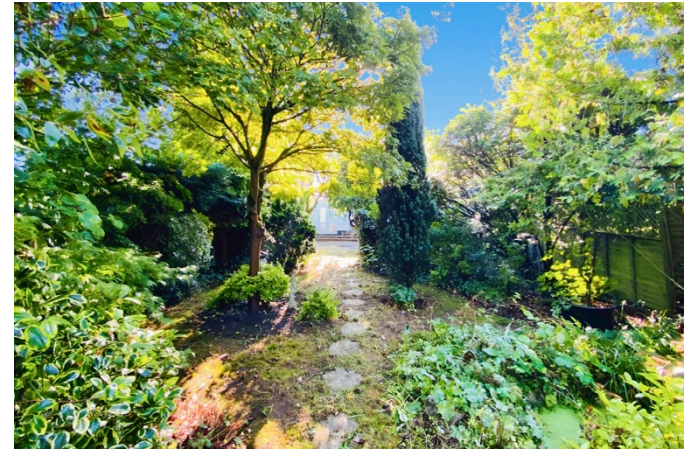
First Floor

Floor area 58.6 m² (631 sq.ft.)

TOTAL: 146.1 m² (1,573 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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