



Melton Road, Syston, LE7



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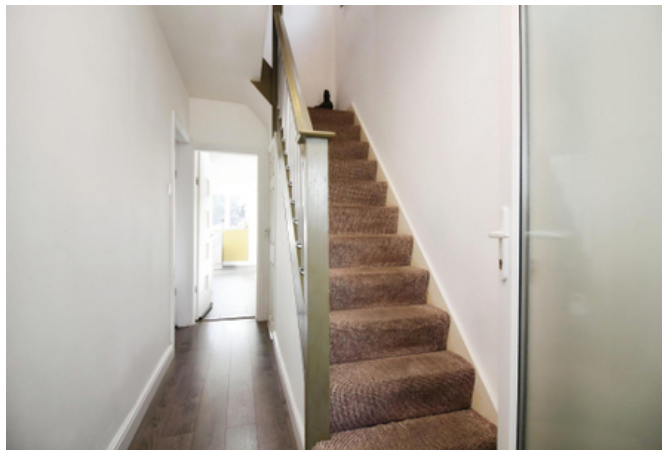
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£325,000



Key Features

- Three Bedroom Semi Detached Home
- Re-fitted Kitchen & Utility Room
- Ground Floor WC
- Extended Family Home
- Detached Workshop to Rear
- Within Walking Distance to Schooling & Amenities
- EPC rating D





EXTENDED FAMILY HOME! - Offering a larger than normal driveway and a particularly private garden to the rear featuring a detached garage/workshop, this traditional bay fronted three bedroom semi detached property has benefitted from the addition of a rear extension. The gas centrally heated and double glazed accommodation in brief comprises an entrance porch and hall, lounge diner with bay, re-fitted kitchen, utility room and WC, with stairs rising to the first floor where three bedrooms and a shower room can be found. Set within an enviable plot, with a wealth of off street parking. Situated within walking distance to local amenities, schooling, Syston Train Station and bus stops, an early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the useful entrance porch with a door leading through to the entrance hallway offering a staircase rising to the first floor, contemporary column radiator and access to the ground floor WC fitted with a modern two piece suite. The 6.6m reception room offers ample space for both formal dining and comfortable sitting, with wood effect flooring, two central heating radiators and a sliding door leading through to the kitchen extension re-fitted with a modern range of wall mounted and base units with roll edge surfaces, soft closing drawers, sink and drainer with mixer tap, space for fridge freezer, built in oven, hob and hood. With dual aspect glazing and rear access door. Completing the ground floor is the utility room offering further storage and a concealed Worcester boiler.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and a third single room. There is also a modern fitted shower room comprising a walk in shower, wash hand basin with storage beneath and low level WC, with complementary tiled surrounds

and a heated towel rail.

Outside

Occupying a set back position from the road, the plot offers a block paved driveway providing off road parking for multiple cars. The rear garden is mainly laid to lawn and features a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also access to a detached garage/workshop measuring 5.75m x 2.64m and boasts the potential to be converted into a home office or would equally make ideal storage.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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 firms 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.

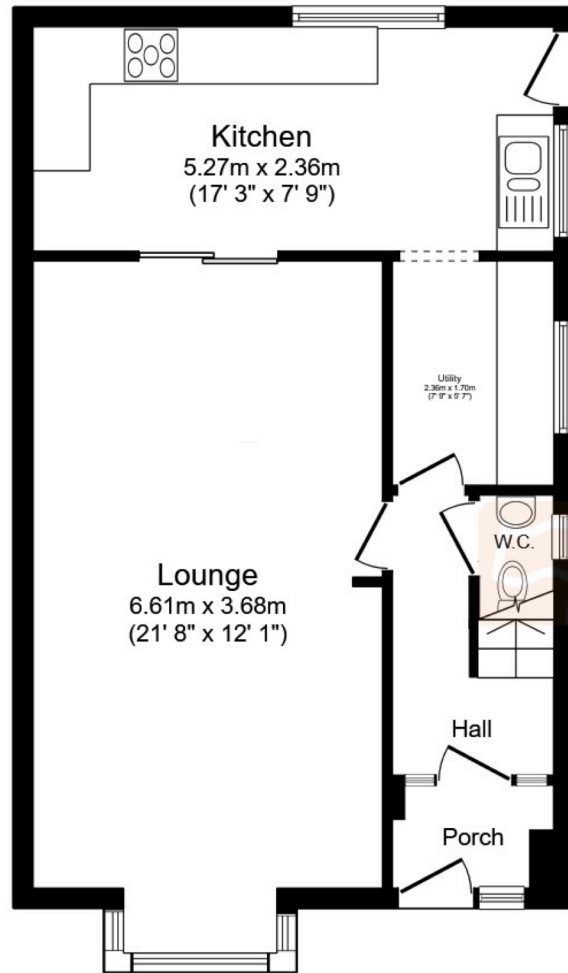
Free Property Valuations

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



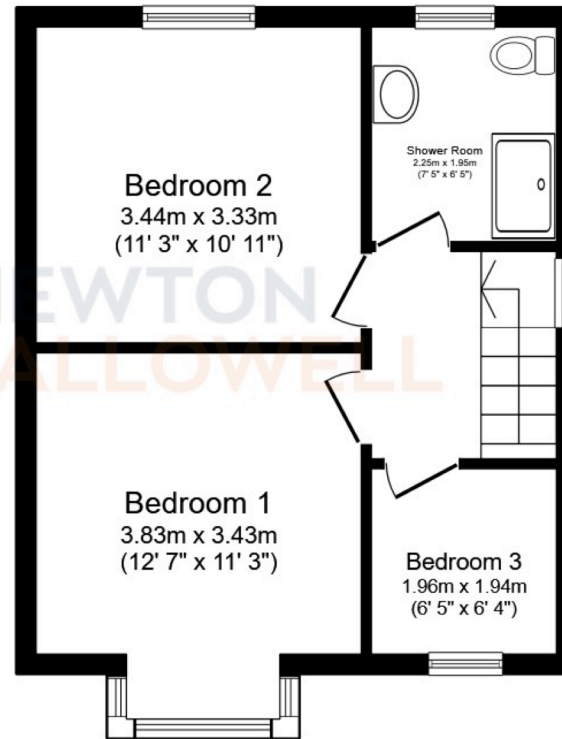






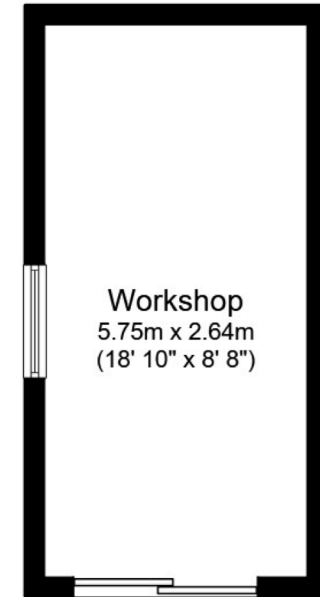
Ground Floor

Floor area 50.8 m² (547 sq.ft.)



First Floor

Floor area 37.3 m² (402 sq.ft.)



Outbuilding

Floor area 16.1 m² (173 sq.ft.)

TOTAL: 104.2 m² (1,122 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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