

Alexanders



Dwyer Close
Syston





Dwyer Close

System

- Five bedrooms, impressive plot
- Former David Wilson flagship home
- Feature hallway and landing
- Spacious living/dining kitchen
- Sitting room with inglenook
- Two further reception rooms
- Two ensuites and family bathroom
- Immaculately presented throughout
- Double garaging with electric doors
- EPC Rating C (79) / Council Tax CBC Band G

General Description

Occupying a double sized plot, Alexanders are pleased to offer this immaculate, substantial family home in a small development on the outskirts of town. Formally built by David Wilson homes this design was one of their flagship homes.

On the ground floor, one of the main features is the impressive hallway with a central staircase leading up to a spacious galleried landing with a picture window. There is also a downstairs cloakroom, sitting room with an inglenook, study, dining room, fully fitted living/dining kitchen with utility off.

To the first floor there are five bedrooms, the principal bedroom with a dressing area and ensuite bathroom, guest bedroom with an ensuite shower room and a family bathroom.

The property is approached through a gated entrance, there is a double driveway with gates to a further hardstanding for caravan. The detached double garage has two electric roller doors and separate side access.

The gardens have a marble seating terrace off the kitchen and steps to a covered outdoor entertaining area and a sizeable lawned area.





Location

The town centre has a good selection of shops, supermarkets, pubs, eateries, and local schools include Merton Primary and Wreake Valley Academy. The A46 Leicester Western by-pass provides easy access to M1/M69 motorways for those travelling further afield as well as the mainline railway station. Syston has become a viable location for people considering a base in the East Midlands.

Agents Note

A truly impressive plot, spacious family home.

Accommodation Summary

Ground Floor: Entrance hall, cloakroom, sitting room, dining room, study, living/dining kitchen, and utility.

First Floor: landing, five bedrooms, two ensembles and family bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band G.

Measurements

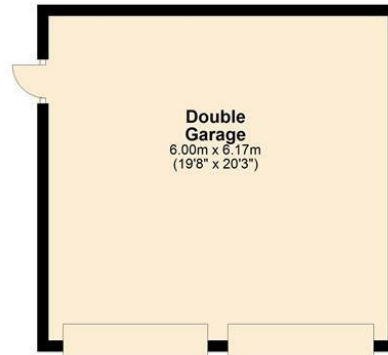
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.







Total area: approx. 246.5 sq. metres (2653.5 sq. feet)



Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General 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. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

