



Connells

Sysonby Mews Nottingham Road
Melton Mowbray

Sysonby Mews Nottingham Road Melton Mowbray LE13 0NU

for sale offers over
£325,000



Property Description

This deceptively spacious home sits within the gated grounds of the prestigious Sysonby Lodge, benefiting from a secure and quiet location, within walking distance of the town centre Melton Mowbray.

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stamsted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

The accommodation comprises an open-plan living/dining room, inner hall, modern kitchen, downstairs w/c, with stairs rising to three bedrooms and generous three-piece family bathroom and en-suite. Outside there is an enclosed garden to the rear, as well as a single garage and both resident and visitor parking. Viewing is highly advised for this unique and rare opportunity.

Ground Floor

Entrance Hall

With solid wood flooring, a radiator, and access to the first floor, conservatory,

downstairs w/c and the kitchen.

Cloakroom

Comprising of vinyl flooring underfoot, a double-glazed window to the front, a radiator, a w/c and a wash-hand basin.

Living / Dining Room

17' 6" x 17' 11" (5.33m x 5.46m)

Comprising of exposed beams and a brick fireplace this characteristic room is the perfect space for socialising. With two double-glazed windows to the rear and two to the side, two radiators, and laminate flooring under-foot.

Kitchen

11' 4" x 13' 1" (3.45m x 3.99m)

This beautifully fitted has everything you could need with an integral fridge/freezer, integral dishwasher, a gas oven, integral bin storage, an extractor fan, a radiator, a double-glazed window to the rear, laminate flooring underfoot and an exposed beam.

Utility

4' 6" x 4' (1.37m x 1.22m)

Conservatory

10' 11" x 10' 4" (3.33m x 3.15m)

First Floor

Landing

With carpet under-foot, a double-glazed window and a convenient airing cupboard.

Bedroom One

17' 7" x 9' 7" Plus Door Recess (5.36m x 2.92m Plus Door Recess)

This sizeable principle bedroom comprises of a double-glazed window to the side, a radiator and carpet underfoot.

En-Suite

With the added luxury of an en-suite, this comprises of a w/c, a wash-hand basin, a bath and tiled flooring underfoot.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m)

Comprising of a radiator, carpet underfoot and a double-glazed Velux skylight.

Bedroom Three

9' x 8' 3" (2.74m x 2.51m)

Comprising of a radiator, carpet underfoot and a double-glazed Velux skylight.

Family Bathroom

With a walk-in shower, w/c, wash-hand basin, a medicine cabinet and lino flooring underfoot.

Outside

Rear Garden

This sizeable rear garden is a beautiful space which can only be fully appreciated in person. With a patio area too, an outside tap and two water butts this garden is perfect for those looking for outside space.

Single Garage

With the added extra of a single garage you will find electric throughout and barn doors.

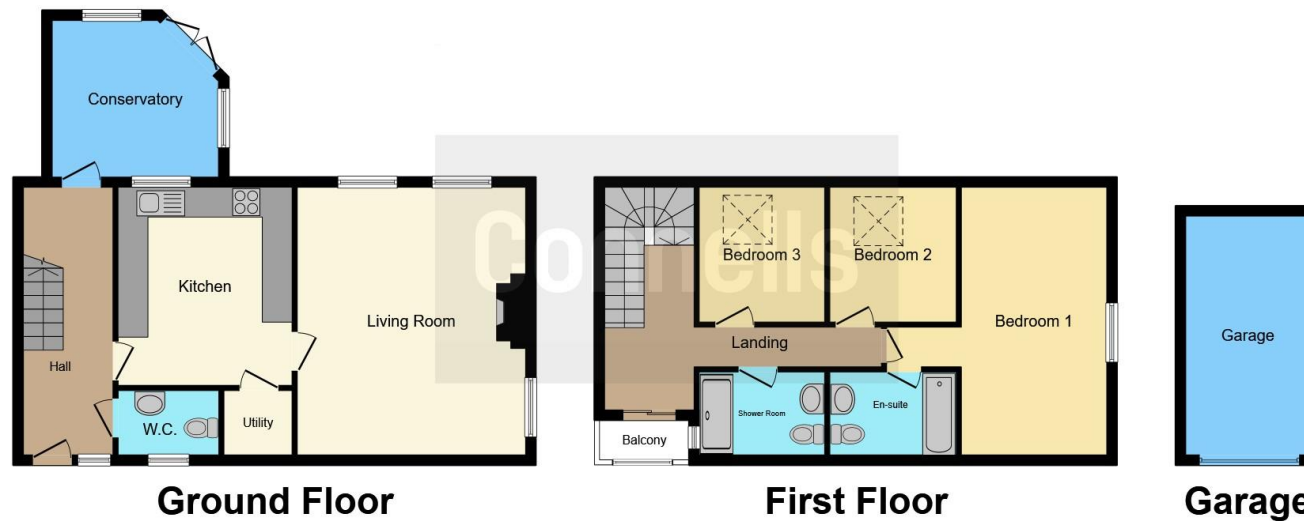
Off-Road Parking

With off-road parking for several vehicles.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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