



Melton Road, Syston

welcome to

Melton Road, Syston Leicester

****WOW**** A stunning FOUR BEDROOM Victorian semi detached home, offering SUPERBLY PRESENTED accommodation over THREE FLOORS. Retaining many original features whilst having been significantly improved over recent years, with THREE BATHROOMS and ample parking - CALL NOW TO VIEW!!

Entrance Hall

The property is entered via a front door into the reception hallway, with original tiled flooring, stairs rising to the first floor, a radiator, coving to the ceiling and a door to the sitting room.

Lounge

12' x 11' 10" (3.66m x 3.61m)

The lounge has carpeted flooring, coving and a picture rail, an open brick chimney recess, a upvc double glazed bay window overlooking the front with a built in window seat and a bespoke built in cupboard, with French doors opening to the dining room.

Dining Room

13' x 12' 1" (3.96m x 3.68m)

The dining room has carpeted flooring, decorative plasterwork and picture rail, a cast iron fireplace with a hearth and mantelpiece over, a upvc double glazed window to the rear and a door to the kitchen.

Breakfast Kitchen

13' 4" x 8' 11" (4.06m x 2.72m)

The Breakfast kitchen has a door from the dining room, with wooden effect flooring and has been recently refitted with a comprehensive range of stylish base and wall mounted units with work surfaces over, a ceramic sink with a swan neck mixer tap over and complementary tiling, a double electric oven, a gas hob with stainless hood, opening to utility room.

Utility Room

The utility room has base units with work surfaces over, space and plumbing for washing machine and a tumble dryer, a door to the ground floor shower room.

Ground Floor Shower Room

The ground floor shower room has been recently refitted with a tile pattern vinyl floor, a modern suite which comprises corner shower cubicle with shower over, a low level wc, a pedestal wash hand basin, a upvc double glazed window to the side.

First Floor Landing

The landing has stairs rising from the ground floor, doors off to all first floor rooms and a further staircase which rises to the second floor.

Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom two has a upvc double glazed bay window to the front, a bespoke built in wardrobe and a radiator.

Bedroom Three

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom three has a upvc double glazed window to the rear, a decorative fireplace and a radiator.

Bedroom Four

9' 1" x 5' 6" (2.77m x 1.68m)

Bedroom four has a upvc double glazed window to the front, radiator.





Main Bathroom

The main bathroom has wood laminate flooring and has been recently refitted with a stunning modern suite comprising free standing roll top bath with a shower over, a low level wc, twin sinks with mixer taps and storage beneath, a built in storage cupboard and a upvc double glazed window to the side.

Principle Bedroom

15' 2" max x 11' max (4.62m max x 3.35m max)
The principle bedroom has exposed timber purlins, a upvc double glazed window to the side, radiator, access to the eaves and a door to the ensuite.

Ensuite

The ensuite to the principle bedroom has laminate flooring, a corner shower cubicle with shower over, a wash hand basin with storage beneath, inset ceiling spotlights and a heated towel rail.

Outside

Outside to the front there is a gravelled front driveway providing ample parking to the side, with double timber gates providing access to the rear. To the rear there is a fabulous garden, ideal for entertaining or family fun, with a gravelled seating space, a shaped lawn with timber sleeper edging, a raised deck seating area.

There are two brick out houses, one of which has a refitted toilet and sink and there is a timber garden shed, outside power points and an outside light.

Garden Room

There is a purpose built timber garden room providing a multi purpose space for a variety of different uses, whether it be working from home, a gym or somewhere to simply enjoy the garden.



check out more properties at williamhbrown.co.uk



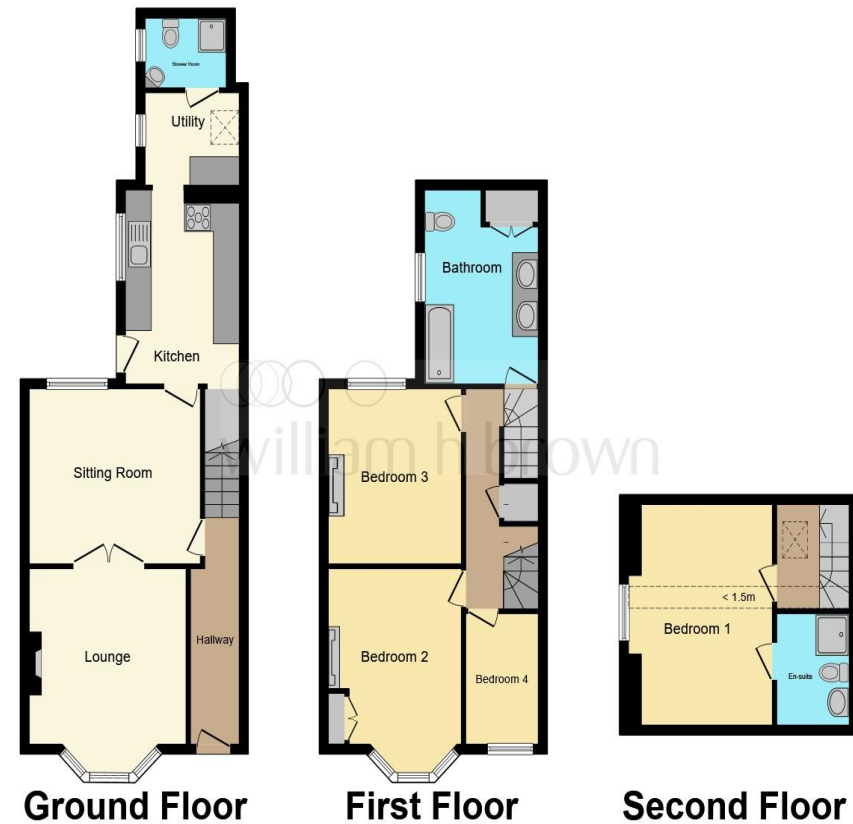
welcome to

Melton Road, Syston Leicester

- A TRULY MAGNIFICENT FAMILY HOME
- FOUR BEDROOMS OVER THREE FLOORS
- GROUND FLOOR SHOWER ROOM, MAIN BATHROOM AND AN ENSUITE
- TWO PRINCIPLE RECEPTION ROOMS
- REFITTED BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: E

£340,000



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

check out more properties at williamhbrown.co.uk



Property Ref:
LBH114603 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk