



1040A Melton Road
Syston, Leicester, LE7 2NN
£350,000



STAMP DUTY TO BE PAID FOR BY THE DEVELOPER* Aston & co are delighted to offer to the market this newly built, detached bungalow set within a bespoke development of just two properties. The bungalow offers a contemporary open plan design with a high spec luxury finish. The accommodation briefly consists of, entrance hall, a spacious open plan living-kitchen-diner with bi-fold doors onto the garden, utility room, family bathroom and two bedrooms with the master bedroom benefiting from an en-suite shower room. The property also benefits from a 10 year new build warranty, upvc double glazing, gas fired under floor heating, off road parking and a rear garden. Viewing is strictly by appointment only.

- High Quality New Build Bungalow
- Walking Distance Of The Station & Centre
- Cul-de-sac Location
- Two Bedrooms
- Master Bedroom With En-suite
- Open Plan Living-Kitchen-Diner
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating B
- 10 Year New Build Warranty



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

The Property

The property is entered via a compisite door leading into.

Entrance Hall

13'9 x 4'8 (4.19m x 1.42m)

With LVT flooring, storage cupboard and provides access to the following.

Living-Kitchen-Diner

13'6 x 30'5 (4.11m x 9.27m)

(maximum measurements) Fitted with a bespoke contemporary kitchen with induction hob and extractor, oven and grill, integrated dishwasher, inset sink, recessed spotlighting, LVT flooring and bi-fold doors leading onto the rear garden.

Utility Room

5'6 x 8'6 (1.68m x 2.59m)

Fitted with a floor mounted unit with roll top work surface and tiled splashback, the utility room also benefits from a sink and drainer unit, plumbing for a washing machine, space for a dryer, LVT flooring and door leading to the side and rear.

Bathroom

19'8"29'6" x 16'4"9'10" (6'9 x 5'3)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and bath with shower over.

Bedroom One

13'6 x 8'7 (4.11m x 2.62m)

With window to the front and door leading to the en-suite.

En-suite Shower Room

5'3 x 6'1 (1.60m x 1.85m)

Fitted with a three piece suite comprising low level wc, vanity unit with mounted basin and walk in shower.

Bedroom Two

11'1 x 8'3 (3.38m x 2.51m)

With window to the front.

Outside

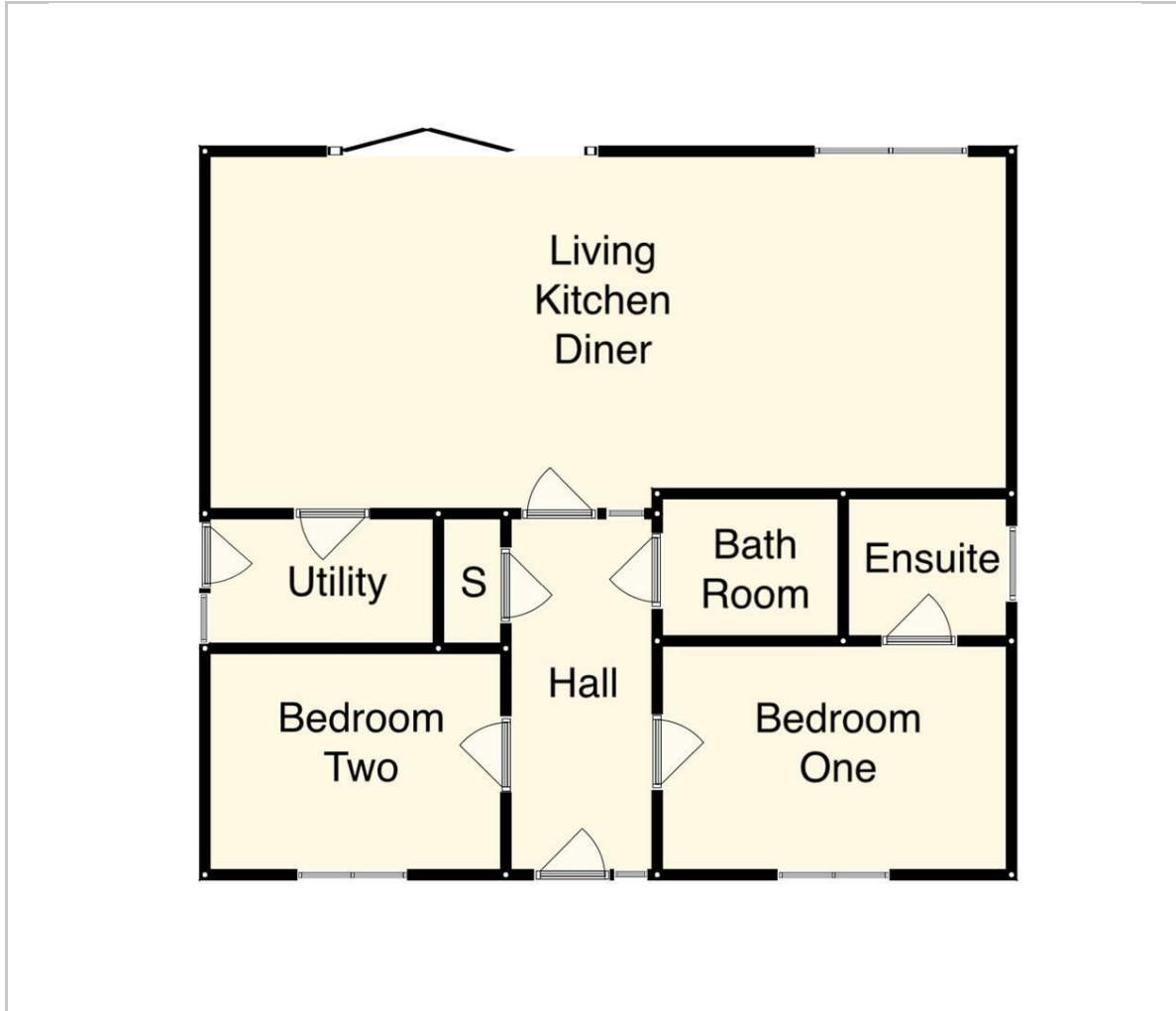
To the front of the property is a lawned garden and tarmac driveway providing parking for two vehicles. To the rear is good size lawned garden with patio area and fenced boundaries.

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Does Not Include Buying An Additional Property / Investors.



Floor Plan



Viewing

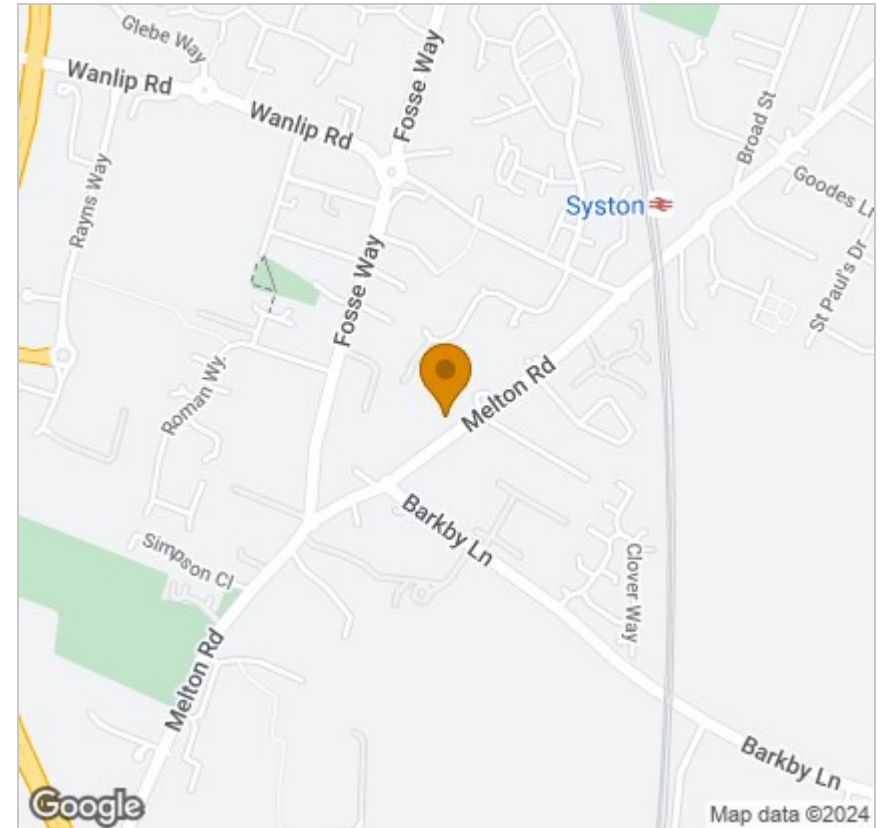
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

