



1131 Melton Road
Syston, Syston, LE7 2JS
£185,000



Set within the centre of Syston this spacious terraced home does require some internal upgrading but offers great potential and is perfect for buyers wanting to put their mark on a property. The accommodation briefly consists of, entrance hall, two reception rooms, kitchen-diner, utility area and a shower room to the ground floor. To the first floor are two double bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating and a rear garden. Viewing is strictly by appointment only.

- Spacious Terrace Home Set In The Town Centre
- Walking Distance Of The Station
- Two Reception Rooms
- Kitchen-Diner & Utility Area
- Two Double Bedrooms
- Two Bathrooms
- Rear Garden
- EPC Rating E, Council Tax Band B, Freehold



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 double glazed door leading into.

Porch

With glazed door leading into.

Entrance Hall

12'9" x 2'9" (3.90 x 0.84)

With stairs to the first floor and provides access to the following.

Reception Room One

11'9" x 13'10" (3.60 x 4.22)

With bay window to the front, coved ceiling and fire surround.

Reception Room Two

With window to the rear and wall mounted gas fire.

Kitchen-Diner

11'10" x 8'11" (3.61 x 2.73)

Fitted with a range of floor mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker, sink and drainer unit and pantry.

Utility Area

6'10" x 6'10" (2.1 x 2.10)

Plumbing for washing machine, space for a dryer and door leading to the rear garden.

Shower Room

4'3" x 5'4" (1.31 x 1.65)

With low level wc, wall mounted basin and shower.

The First Floor

Bedroom One

11'10" x 15'1" (3.61 x 4.62)

Bedroom Two

9'6" x 12'0" (2.9 x 3.68)

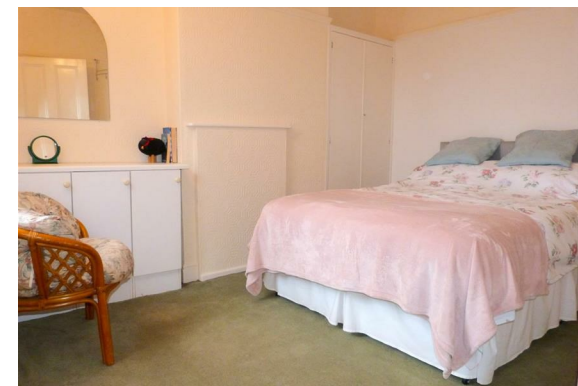
Bathroom

8'11" x 8'11" (2.72 x 2.72)

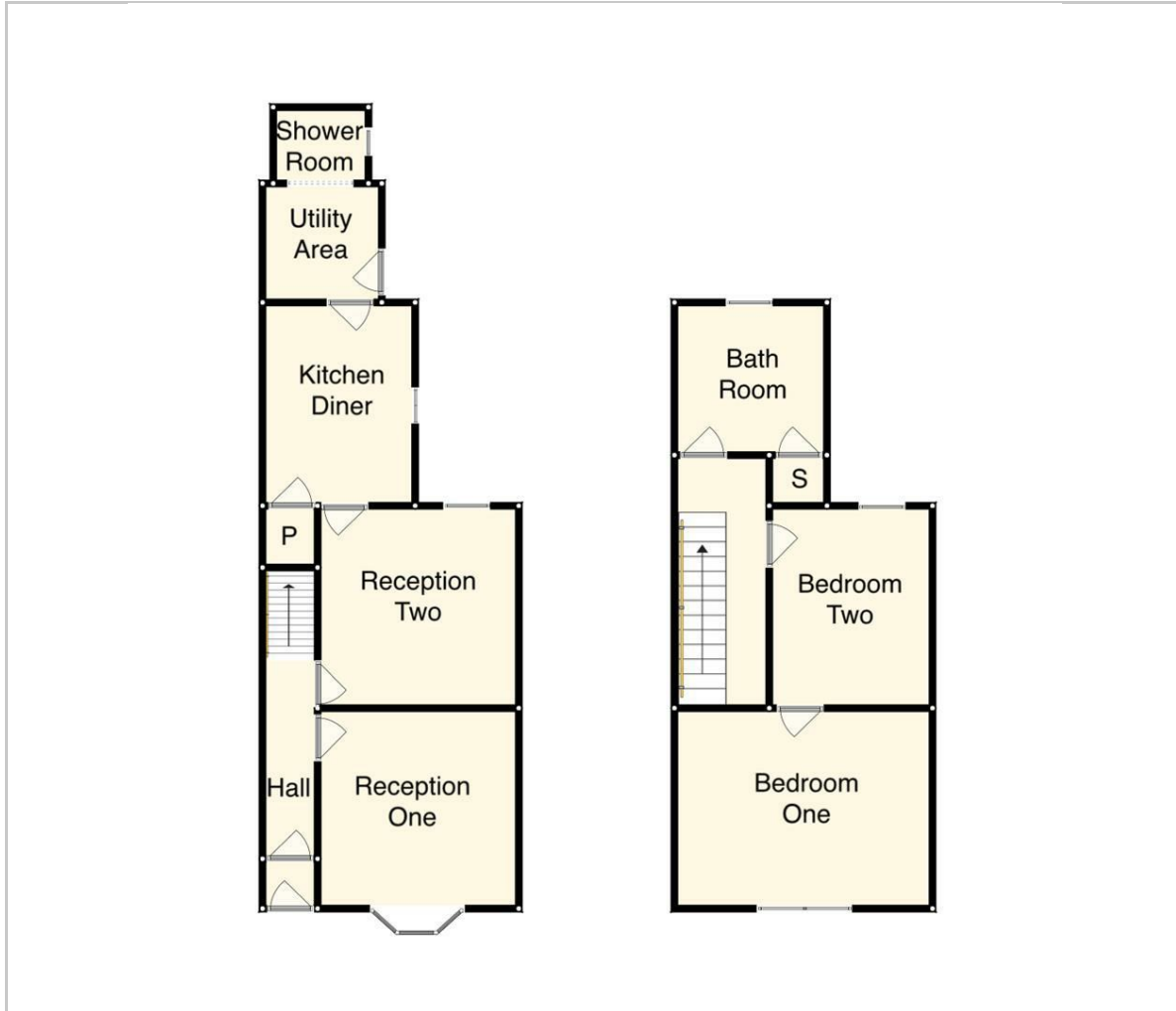
Fitted with a three-piece suite comprising, low level wc, pedestal basin and bath.

Outside

To the rear is garden with patio and lawned areas with fenced boundaries.



Floor Plan



Viewing

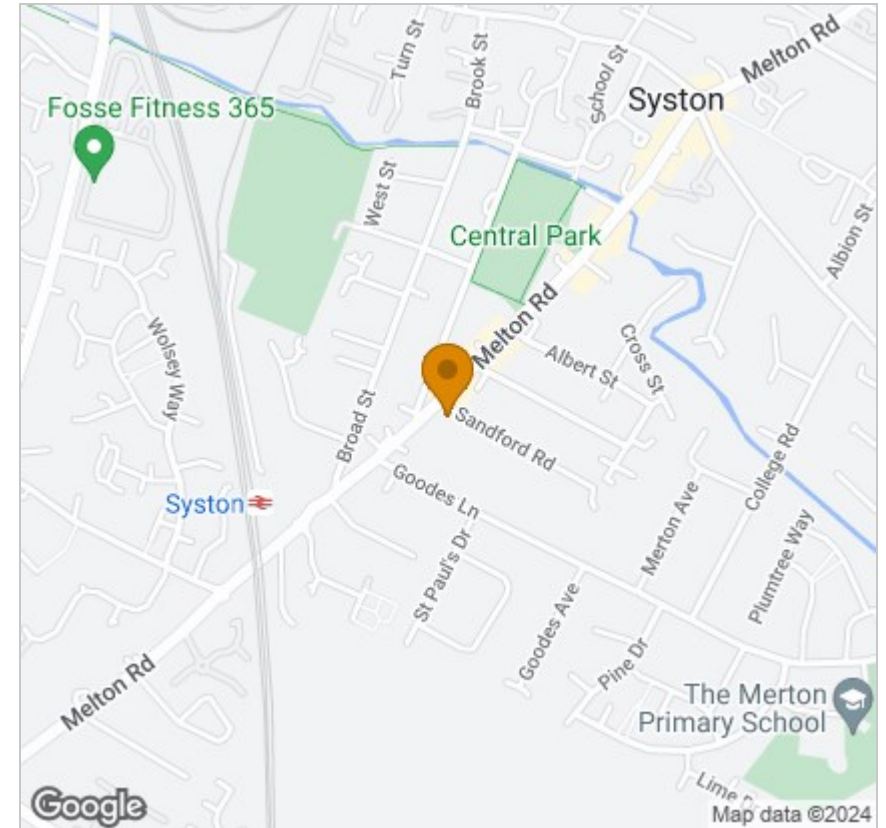
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

