



1038 Melton Road
, Syston, LE7 2NN
£425,000



LOOKING TO PUT YOUR MARK ON A PROPERTY?

Set on a generous plot this home does requires some internal renovation but offers great potential and a rare opportunity. The accommodation briefly consists of, entrance hall, two reception rooms, a kitchen, rear hall, shower room and a store to the ground floor. To the first floor are four good size bedrooms, a study and a bathroom. The property also benefits from double glazing, gas central heating, garage and off road parking. Internal viewing is highly recommended to fully appreciate this property and is strictly by appointment only.

- Detached Home Set On A Generous Plot
- Some Modernisation Required But Offers Great Potential
- Two Reception Rooms
- Four Bedrooms & Study
- Two Bathrooms
- Garage & Off Road Parking
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band E



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.

Hall

16'8" x 6'5" (5.10 x 1.98)

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

Lounge

13'1" x 15'0" (4.00 x 4.59)

(maximum meaasurements)

Reception Room Two

13'1" x 12'4" (4.00 x 3.77)

Kitchen

19'1" x 11'3" (5.84 x 3.44)

(maximum measurements)

Rear Hall

Providing access to the garage, store, shower room and the rear garden.

Shower Room

5'8" x 5'10" (1.75 x 1.80)

Fitted with a wall mounted basin, low level wc and a shower.

Store

6'4" x 2'8" (1.95 x 0.83)

The First Floor Landing

6'6" x 9'4" (1.99 x 2.86)

With loft hatch, storage cupboard and provides access to the following.

Bedroom One

13'1" x 13'0" (4.00 x 3.98)

Bedroom Two

11'0" x 12'5" (3.36 x 3.79)

Bedroom Three

9'0" x 8'8" (2.75 x 2.66)

Bedroom Four

13'1" x 7'10" (4.00 x 2.39)

Study

8'2" x 6'6" (2.5 x 1.99)

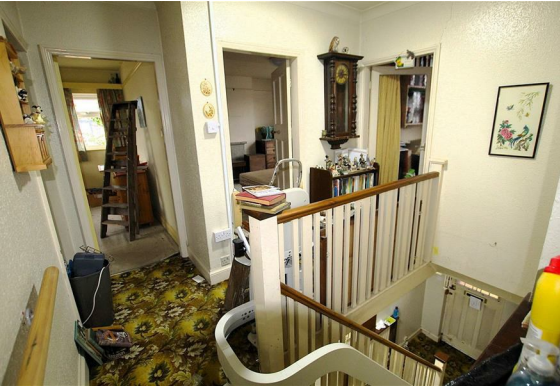
Bathroom

8'11" x 7'8" (2.72 x 2.35)

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

Outside

To the front of the property is car standing which in turn leads to the property and garage.
To the rear is large mature garden with hedged and fenced boundaries.



Floor Plan



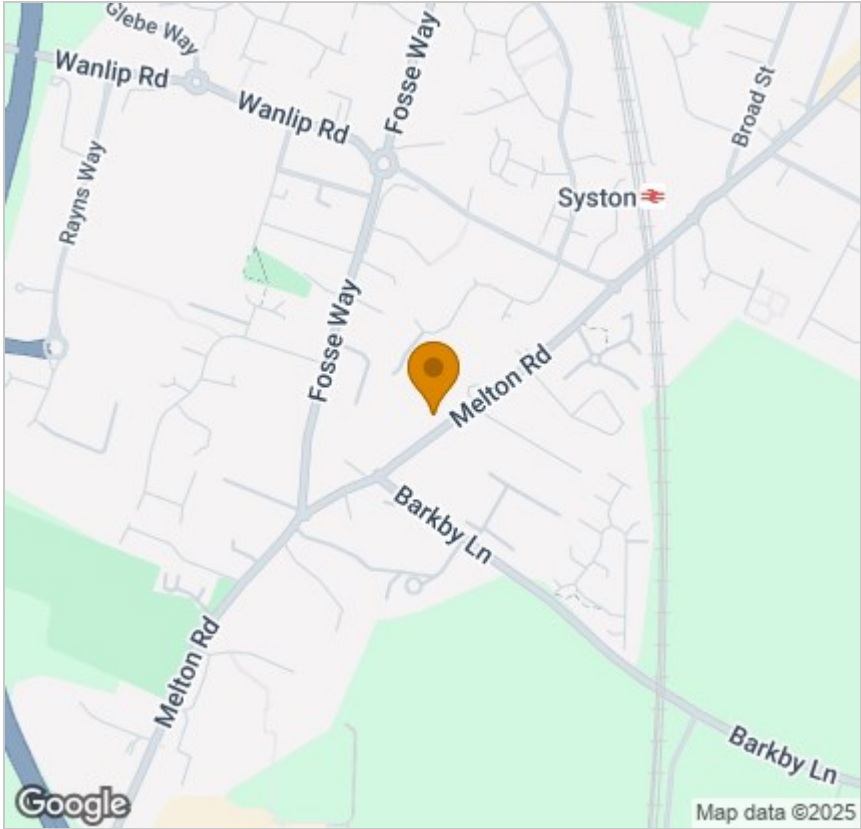
Viewing

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 firms 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

