

Aston & Co

ESTATE & LETTING AGENTS



1127 Melton Road

Syston, Leicester, LE7 2JS

Offers In The Region Of £250,000



SPACIOUS VICTORIAN TERRACED HOME, THREE BEDROOMS, WALKING DISTANCE OF STATION & CENTRE.

Mixing the properties original features with a modern twist this spacious terraced home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, two reception rooms, kitchen and a utility room to the ground floor. To the first floor are three good sized bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating and a generous rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Victorian Terraced Home
- Walking Distance Of Centre & Station
- Two Reception Rooms
- Kitchen & Utility Room
- Three Bedrooms
- Spacious Four Piece Bathroom
- Recently Fitted Boiler
- EPC Rating D, Freehold, Council Tax Band B



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.

Entrance Hall

13'0" x 2'11" (3.97 x 0.90)

With stairs to the first floor, tiled flooring and provides access to the following.

Dining Room

11'8" x 11'11" (3.58 x 3.65)

With coved ceiling, ceiling rose, laminate wood flooring, fire with feature surround and double doors into the lounge.

Lounge

11'8" x 11'10" (3.57 x 3.62)

With bay window, ceiling rose, coved ceiling and open fire with log burner.

Kitchen

11'1" x 8'11" (3.40 x 2.74)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, tiled flooring and plumbing for a washing machine.

Utility Room

6'9" x 6'11" (2.07 x 2.11)

Fitted with a range of floor mounted units with roll top work surfaces and tiled splash backs, plumbing for a dish washer, tiled flooring and door leading to the rear garden.

The First Floor Landing

With loft hatch and provides access to the following.

Bedroom One

9'4" x 11'11" (2.85 x 3.65)

With window to the rear, coved ceiling and feature fire place.

Bedroom Two

12'0" x 7'4" (3.67 x 2.24)

With window to the front.

Bedroom Three

11'11" x 6'9" (3.64 x 2.08)

With window to the front.

Bathroom

9'2" x 9'0" (2.80 x 2.76)

Fitted with a four piece suite comprising, low level wc, wall mounted basin, free standing bath and a shower cubicle.

Outside

To the rear is a low maintenance garden with artificial lawn, patio and raised deck, fenced boundaries and brick store.



Floor Plan



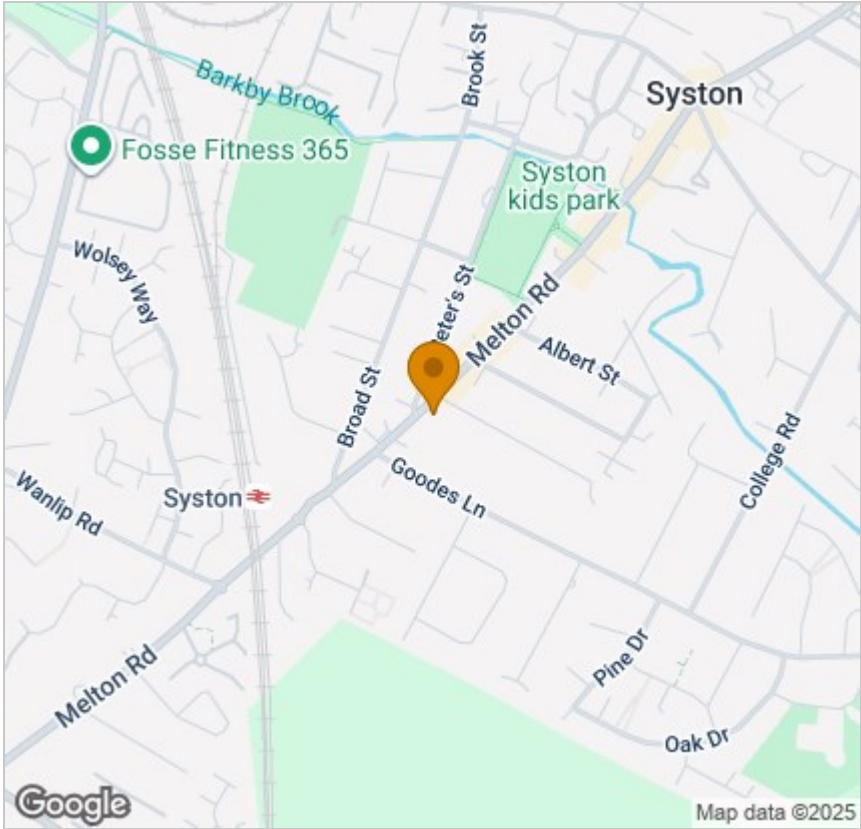
Viewing

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

