



THE ORCHARD, MELTON ROAD, SYSTON

£710,000



EXCEPTIONAL FIVE-BEDROOM DETACHED HOME
OFFERING VERSATILE FAMILY LIVING

PROPERTY REFERENCE CODE: RS0163

THE ORCHARD, MELTON ROAD, SYSTON

KCR Real Estate proudly presents this impressive five-bedroom detached home in Syston, offering spacious accommodation across three floors, two versatile study rooms, a separate reception room, open-plan kitchen and living area, garage, driveway and private rear garden.

- CONTACT KCR REAL ESTATE FOR A VIEWING!
- FIVE-BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 2,569 SQ FT (238.5 SQ M)
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- TWO VERSATILE ROOMS IDEAL FOR HOME OFFICES OR STUDIES
- SEPARATE RECEPTION ROOM
- OPEN-PLAN KITCHEN & LIVING AREA
- INTEGRAL GARAGE & DRIVEWAY PARKING
- GENEROUS PRIVATE REAR GARDEN
- LARGER GARDEN AVAILABLE FOR AN ADDITIONAL £10,000
- POPULAR SYSTON LOCATION
- EXCELLENT FAMILY ACCOMMODATION

This property consists of:

KCR Real Estate are proud to present this substantial five-bedroom detached home, situated within The Orchard, an attractive new development off Melton Road in Syston. Offering approximately 2,569 sq ft (238.5 sq m) of spacious and versatile accommodation arranged over three floors, this impressive property provides excellent space for modern family living.

The ground floor comprises a welcoming entrance hallway, a separate reception room, a spacious open-plan kitchen and living area, a WC and an integral garage. The generous kitchen and living area provides an excellent central space for everyday family life and entertaining, while the separate reception room offers additional flexibility.

The first floor provides a selection of well-proportioned bedrooms, bathroom facilities and a further versatile room which could be used as a home office or study. The layout offers plenty of space for a growing family, with the additional room providing flexibility for working from home or other requirements.

The second floor provides further bedroom accommodation, a bathroom and another versatile room suitable for use as a home office or study. This arrangement makes the property particularly well suited to modern households requiring dedicated workspace without compromising on bedroom accommodation.

Externally, the property benefits from a private rear garden with paved and lawned areas, providing a pleasant space for outdoor seating, entertaining and family use. To the front, there is a driveway leading to the integral garage, providing convenient off-road parking.

The Orchard is conveniently positioned for Syston town centre, local amenities and transport connections, including Syston railway station. Purchasers are advised to independently verify travelling distances, school catchments and local amenities..

Offering five bedrooms, two additional office/study rooms, a separate reception room, spacious open-plan kitchen and living area, multiple bathrooms, an integral garage and private garden, this is a substantial and highly versatile family home. KCR Real Estate highly recommend an internal inspection to fully appreciate the size, layout and flexibility of this impressive property.

CONTACT KCR REAL ESTATE TO ARRANGE A VIEWING TODAY!

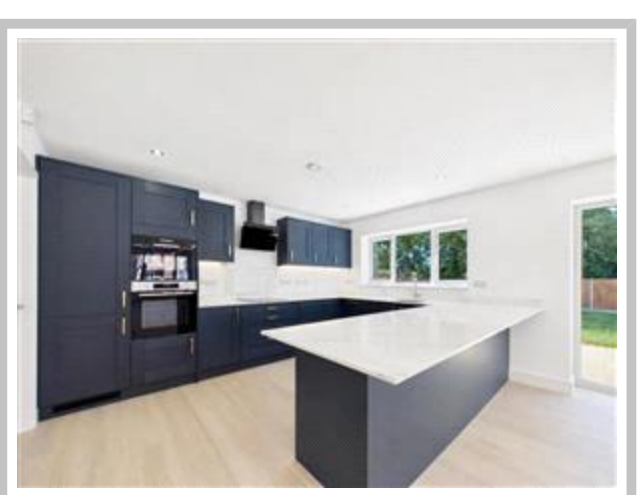
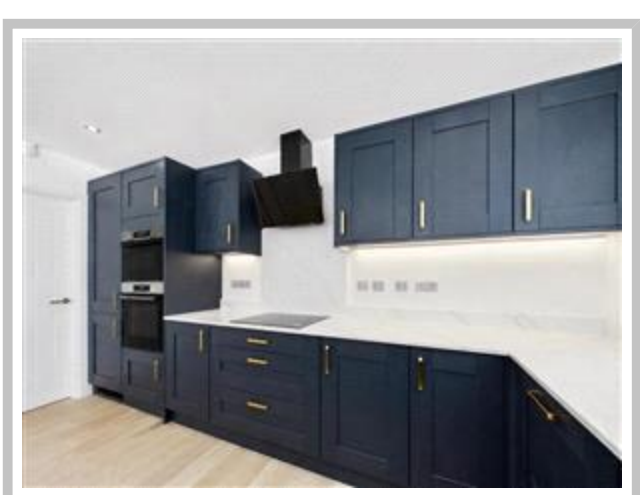
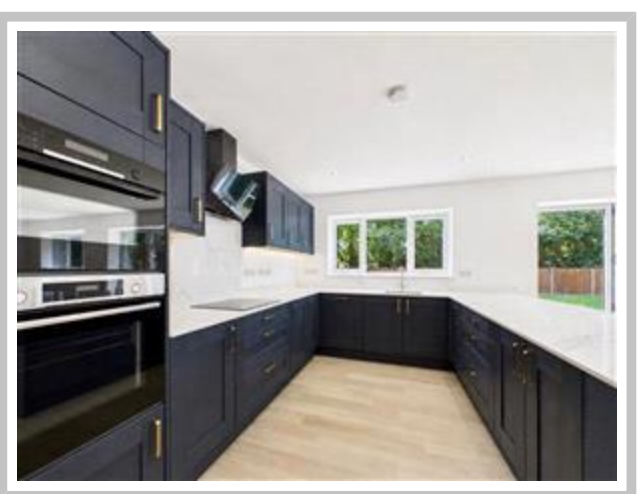
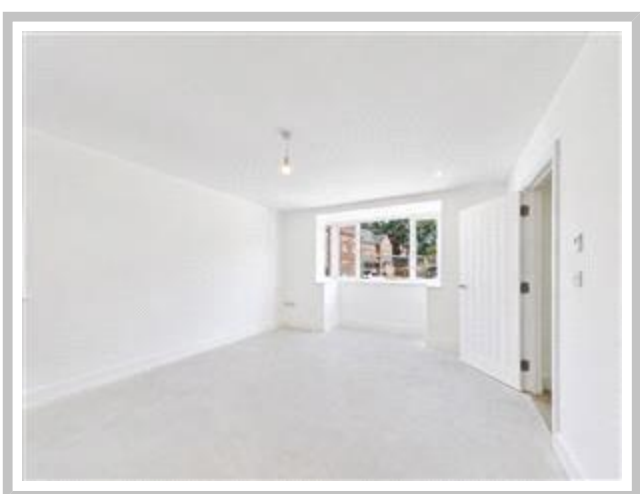
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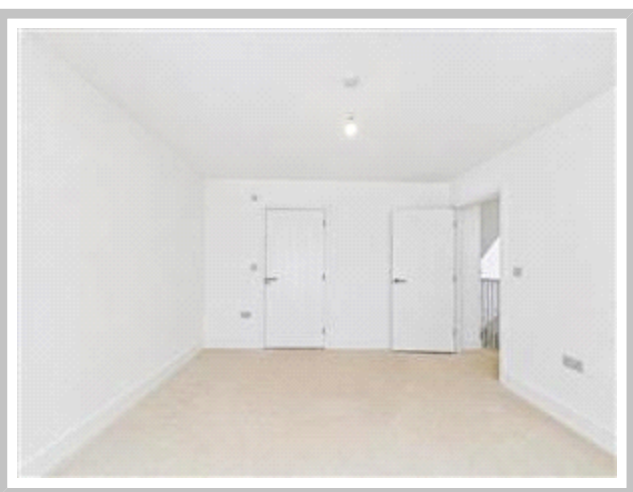
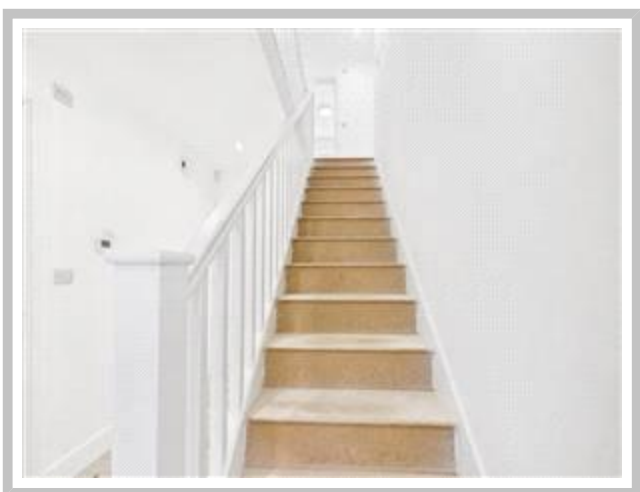
Council Tax Band: TBC

Tenure: Freehold

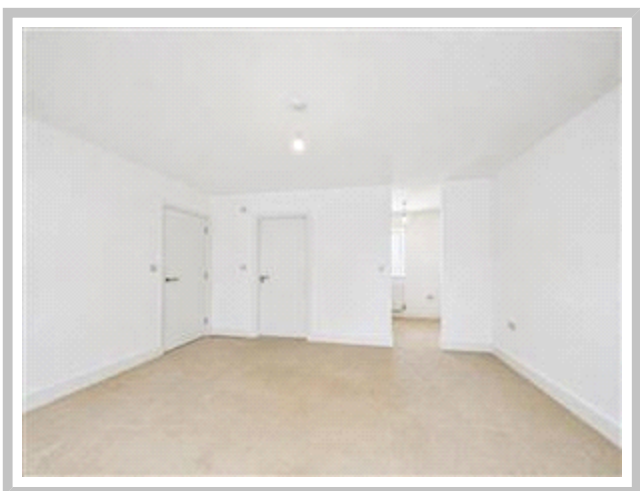
Parking options: Driveway, Garage

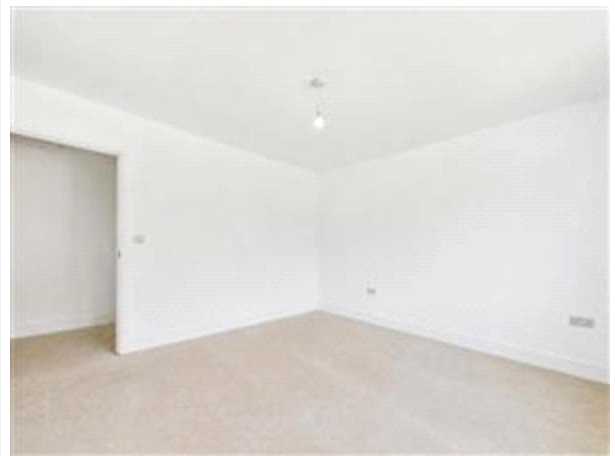
Garden details: Private Garden, Rear Garden

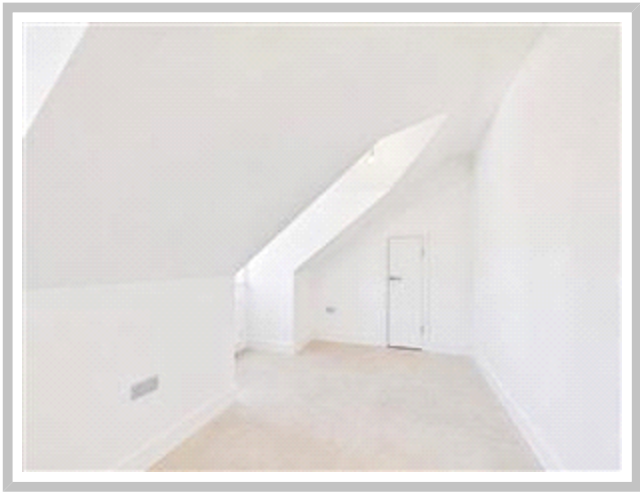














TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.