



THE ORCHARD, MELTON ROAD, SYSTON

£475,000



BRAND-NEW FOUR-BEDROOM DETACHED HOME
WITH TWO EN-SUITES AND INTEGRAL GARAGE

PROPERTY REFERENCE CODE: RS0161

THE ORCHARD, MELTON ROAD, SYSTON

An impressive brand-new four-bedroom detached home at The Orchard, Syston. Approximately 1,369 sq ft of living accommodation (1,609 sq ft in total including the integral garage), two en-suite shower rooms, a 25ft kitchen and living space, generous driveway and a private rear garden.

- FREEHOLD
- BRAND-NEW FOUR-BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 1,369 SQ FT OF LIVING ACCOMMODATION
- TWO BEDROOMS WITH PRIVATE EN-SUITE SHOWER ROOMS
- IMPRESSIVE 25FT OPEN-PLAN KITCHEN AND LIVING SPACE
- SEPARATE REAR RECEPTION ROOM WITH FRENCH DOORS TO THE GARDEN
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM AND GROUND-FLOOR CLOAKROOM
- INTEGRAL GARAGE WITH ELECTRIC DOOR AND GENEROUS BLOCK-PAVED DRIVEWAY
- PRIVATE ENCLOSED REAR GARDEN
- ENERGY-EFFICIENT AIR-SOURCE HEAT PUMP HEATING
- CONTACT KCR REAL ESTATE FOR A VIEWING!

This property consists of:

KCR Real Estate is delighted to present this impressive brand-new four-bedroom detached family home, situated within The Orchard, an attractive new development off Melton Road in Syston. Offering approximately 1,369 sq ft of living accommodation, extending to around 1,609 sq ft including the integral garage, the property provides spacious and versatile accommodation arranged over two floors.

The ground floor features a welcoming 22-foot entrance hallway, a convenient cloakroom and an impressive 25-foot kitchen/living/dining area, fitted with a modern kitchen and integrated appliances. A separate rear reception room provides an ideal additional family or entertaining space, with French doors opening onto the garden.

The first floor offers four well-proportioned bedrooms, with both the principal bedroom and second bedroom benefiting from their own en-suite facilities. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a generous block-paved driveway, integral single garage with electrically operated door and an enclosed rear garden, providing a pleasant outdoor space for family use and entertaining.

Further benefits include double glazing and an energy-efficient air-source heat pump heating system.

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.

An early viewing is highly recommended to appreciate the property's generous proportions, practical layout and modern specification.

CONTACT KCR REAL ESTATE TO ARRANGE A VIEWING TODAY!

Marketing Notice: Images and visual materials have been prepared for marketing purposes and may have been digitally enhanced or altered for presentation. They should therefore be considered illustrative, and purchasers are advised to rely on their own inspection and enquiries regarding the property's appearance, specification and condition

Council Tax Band: TBC (Charnwood)

Tenure: Freehold

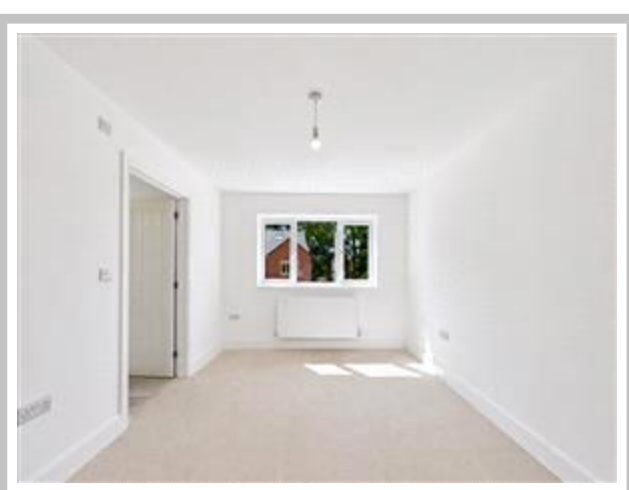
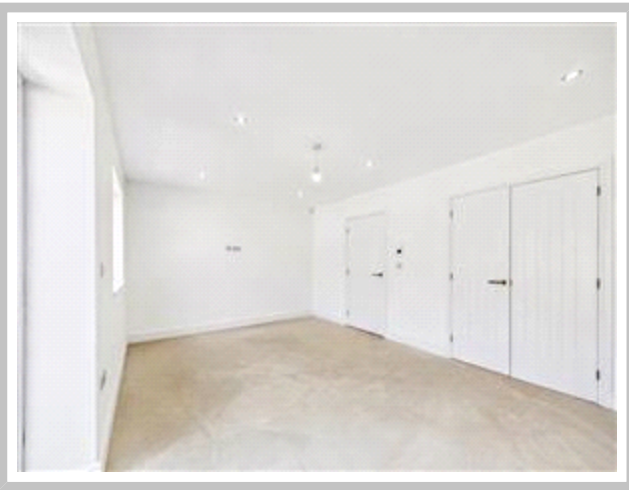
Freehold. Estate / management charge: TBC - to be confirmed in writing with the developer before publication. Any rent charge applying to this plot must be stated on the listing.

Parking options: Driveway, Garage

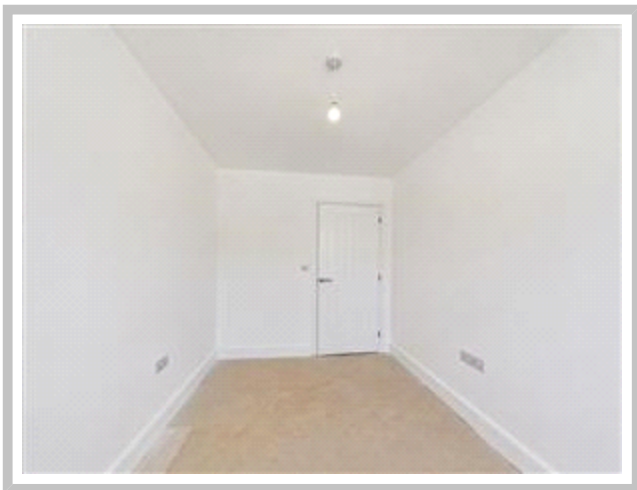
Garden details: Private Garden, Rear Garden

Heating: ASHP











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.