



Melton Road, Syston, LE7



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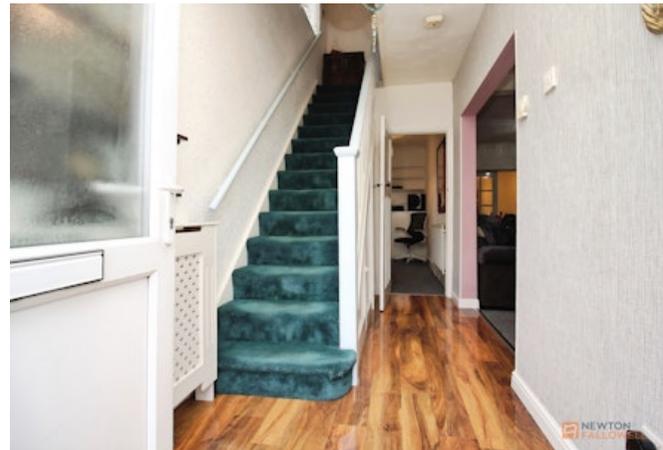
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£325,000



Key Features

- Three bedroom semi detached home
- Extended kitchen diner to the rear
- 25ft reception room & separate study
- Off road parking to the rear
- Within walking distance to Syston train station & bus stops
- An ideal home for families
- EPC rating TBC
- Freehold





OFF ROAD PARKING TO THE REAR! - A characterful bay-fronted three-bedroom semi-detached home, ideally situated within walking distance of Syston train station, offering an excellent opportunity for commuters and families alike. This well-presented property combines charming features with modern living, including a generous 25ft lounge/diner, a dedicated study perfect for home working, and an extended kitchen/diner with adjoining utility area. Upstairs, the property offers three well-proportioned bedrooms and a stylish contemporary wet room. Externally, there is a pleasant lawned garden to the rear, along with off-road parking located beyond. An internal inspection is essential to truly appreciate the home on offer.

Welcome to your new home

Upon entering the home, you are welcomed by an inviting entrance hall, featuring a staircase rising to the first floor with useful storage beneath. A door leads to a dedicated study, ideal for those working from home.

The hallway opens through to an impressive 25ft reception room, offering ample space for both formal dining and relaxed seating. A characterful bay window to the front elevation allows natural light to flood the space, enhancing its bright and airy feel.

A particular highlight of the property is the extended kitchen/diner, fitted with a range of wall and base units complemented by work surfaces over, a sink with drainer, and space for appliances. This area also benefits from access to a practical utility space, with sliding doors opening out to the rear garden, perfect for indoor-outdoor living.

Moving upstairs

Stairs rise to the first floor, where a carpeted landing provides access to three bedrooms, two of which are well-proportioned doubles. Completing the accommodation is a contemporary wet room, fitted with a shower, wash basin and

WC, complemented by tiled surrounds and a heated towel rail.

Outside

Occupying a convenient position, the property benefits from a front garden enclosed by a charming picket fence, with a pathway leading to the front door. There is also gated side access, providing a practical space for bin storage.

To the rear, the garden is predominantly laid to lawn and enclosed by fencing, featuring a patio area adjoining the house, perfect for outdoor entertaining. Additional benefits include two sheds and gated access to a private parking space. There is also potential to create further parking if desired.

The rear of the property is accessed via a shared driveway from Goodes Lane.

Location

The sought-after town of Syston is located to the north of the City of Leicester and is highly regarded for its excellent connectivity and convenience. It offers easy access to Leicester city centre, as well as the market towns of Oakham, Uppingham, Melton Mowbray, and Loughborough. The area is well served by the A46, M1, M69, and M42 road networks, providing travel links north, south, and west, along with access to East Midlands International Airport at Castle Donington. The nearby Charnwood Forest further enhances the appeal, offering scenic countryside walks and a selection of golf courses.

Syston provides a comprehensive range of local amenities, including shops for everyday needs, schooling for all age groups, and a wide variety of recreational facilities. Regular public transport services by both road and rail offer convenient connections to the surrounding towns, cities, and beyond.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.





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Referrals

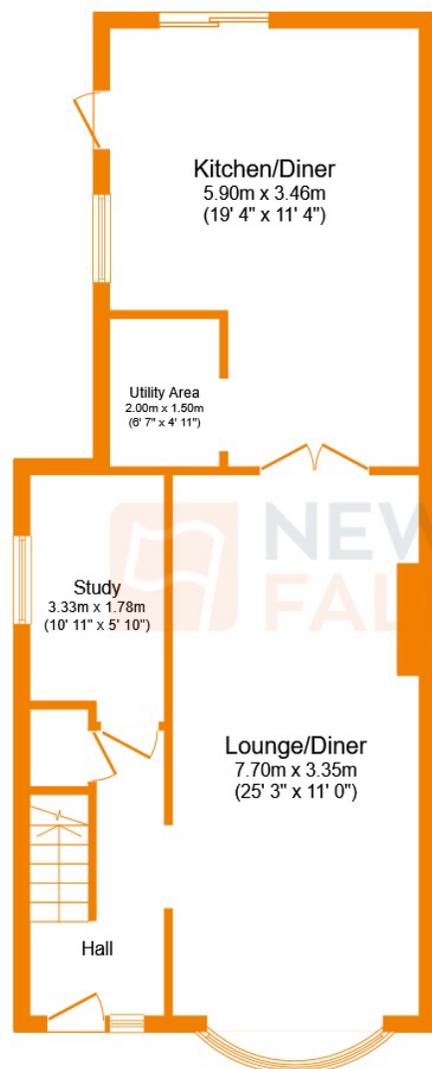
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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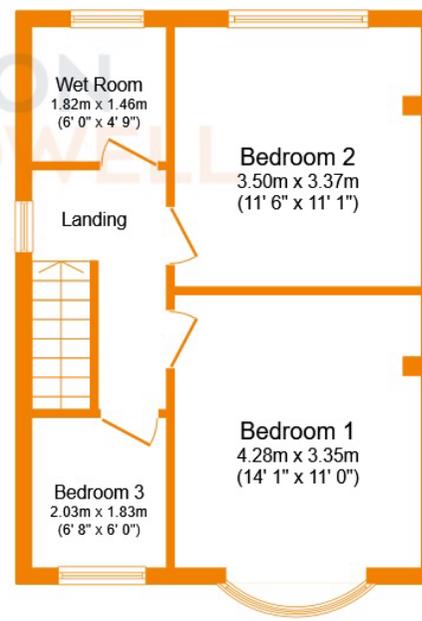
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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