



1037 Melton Road, Syston

Leicester

£585,000



## 1037 Melton Road

System, Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED CHARACTER FAMILY HOME
- LOUNGE, DINING ROOM, OPEN PLAN LIVING ROOM & UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM, FAMILY BATHROOM & DOWNSTAIRS WC
- ORIGINAL FEATURES THROUGHOUT
- WELL FITTED KITCHEN AREA
- PRIVATE REAR GARDEN
- AMPLE PARKING & GARAGE
- GAS HEATING & DOUBLE GLAZING
- POPULAR TOWN LOCATION



### **DETAILED ACCOMODATION**

Hardwood and glazed door to;

### **ENTRANCE HALL**

Stairs leading to first floor accommodation, radiator, wood panel flooring

### **CLOAKROOM/WC**

Low level WC and wash hand basin.

### **LOUNGE**

16' 7" x 13' 8" (5.05m x 4.17m)

Dual aspect UPVC sealed double glazed windows, UPVC sealed double glazed bay window to side aspect, solid fuel fire set in stone surround, exposed beams, TV point, radiator.

### **STUDY/DINING ROOM**

10' 4" x 7' 10" (3.15m x 2.39m)

Radiator, UPVC sealed double glazed window, wood panel flooring

### **OPEN PLAN LIVING AREA**

27' 3" x 20' 6" (8.31m x 6.25m)

Incorporating a dining and sitting areas and a recently fitted in a range of cottage style units kitchen area comprising Belfast sink with mixer taps over, matching range of base units with Granite work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, large range cooker space with extractor fan over in display hood, feature central Island with Butcher block work surface and drawers, cupboards, shelving and wine racks under, fridge/freezer space, radiator, exposed beams, UPVC sealed double glazed windows, curved corner cupboards, UPVC sealed double glazed French door to rear garden, UPVC sealed double glazed window, UPVC sealed double glazed bay window.

### **UTILITY ROOM**

6' 6" x 5' 8" (1.98m x 1.73m)

Sink unit with cupboards under, wall mounted eye level cupboard, plumbing for washing machine, radiator, door to rear garden





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## **GARDEN**

Private rear garden

## **DOUBLE GARAGE**

1 Parking Space

Parking & Garage



## Ground Floor



## First Floor





## Moore & York

61 Granby Street, Leicester - LE1 6FB

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