



# 1 Leyton Road, WORCESTER, MA

## *Completely Refreshed & Move-In Ready Colonial!*

### Location:

- West Side, Assumption College Area - Flagg St. School District
- Easy Access to Major Roads
- Near Recreation, Shopping, Public & Private Schools, Colleges, Houses of Worship

### Exterior:

- 0.35 Acre Corner Lot on Cul-De-Sac; City Sidewalks
- Attached Wood Deck in Back Yard w/Sliding Glass Door Access from Family Room
- Attached 2-Car Garage; Updated Paved Driveway
- Beautifully Landscaped Yard – Manicured Lawn, Decorative Bushes, Large Trees
- Underground Irrigation System
- Storage Shed



### Interior:

- 2,054 Square Feet of Updated, Modern Living Space; 4 Bedroom, 2.5 Bath
- Featuring Large Master Bedroom, w/Master Bath w/ Glass Shower
- Formal Living Room
- Formal Dining Room w/French Doors
- Eat-in Kitchen w/Ceramic Tile Floor
- Family Room w/Working Fireplace
- Laundry on 1st floor
- Hardwoods on 1st Floor, Carpeting on 2nd Floor
- Modern Décor, Contemporary Light Fixtures
- Unfinished Basement w/Fireplace
- Outside Access from Basement via Bulkhead

### Interior Workings:

- Central Air Conditioning
- Oil Fired, Hot Water Baseboard Heat
- Sump Pump, Radon System, 200 Amp Electric
- Alarm System
- Updated Mechanicals, Roof & Windows