

# Emma Terry Homes

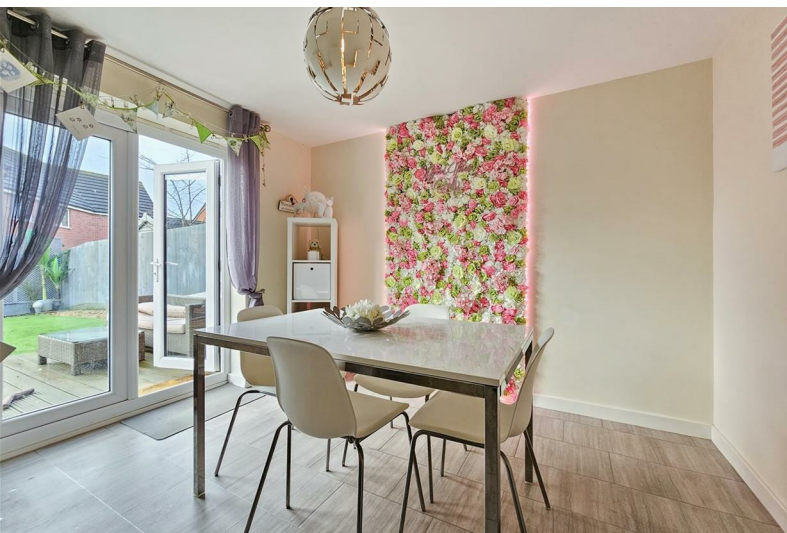
*moving made personal*



31 Mason Road

Melton Mowbray, LE13 1NF

Offers over £315,000



# 31 Mason Road, Melton Mowbray LE13 1NF

**\*\* NO CHAIN \*\***

Introducing The Cherryburn, built in 2016 by Persimmon, this four bedroom detached home is ideal family living.

The ground floor is great for busy family life, with an open-plan kitchen/dining room, a separate living room, study and WC. On the first floor, there are four bedrooms with en-suite to master and a family bathroom.

Outside there is a driveway providing off-road parking leading to the detached garage with power and light connected, gated access to the South facing rear garden which is low maintenance with artificial grass and a delightful decked area to enjoy those summer evenings. The property is ideally situated within walking distance of Melton Country park and also within close proximity to John Fernley College.



Entrance door leads through to:

## HALLWAY

Stairs to first floor and doors through to:

## LIVING ROOM

14'5" x 11'6" (4.4m x 3.53m)

Double glazed window to front elevation and central heating radiator.

## KITCHEN/DINING ROOM

24'4" x 10'8" (7.43m x 3.26m)

Fitted with a range of wall and base units with worktops over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, fitted double oven with 4 ring gas hob and extractor over, space and plumbing for washing machine and dishwasher, double glazed window to rear elevation, space for fridge freezer, central heating radiator, space for table and double glazed double doors to rear garden.

## STUDY

9'6" x 8'10" (2.91m x 2.70m)

Double glazed window to front elevation and central heating radiator.

## W.C

Low level flush W.C, hand wash basin and central heating radiator.

## STAIRS AND LANDING

Stairs to first floor and spacious landing.

## BEDROOM ONE

12'9" x 12'7" (3.89m x 3.84m)

Spacious master bedroom with double glazed window to front elevation and central heating radiator.

## EN-SUITE SHOWER ROOM

Fitted with low level W.C, hand wash basin, fitted

shower, central heating radiator and double glazed window to the front elevation.

#### BEDROOM TWO

12'1" x 11'7" (3.69m x 3.54m)

Double glazed window to rear elevation and central heating radiator.

#### BEDROOM THREE

9'6" x 8'6" (2.91m x 2.61m)

Double glazed window to front elevation and central heating radiator.

#### BEDROOM FOUR

8'9" x 8'6" (2.67m x 2.61m)

Double glazed window to rear elevation and central heating radiator.

#### BATHROOM

Fitted with low level flush W.C, hand wash basin, part tiled walls, panel bath with mixer tap and hand

held shower head. Double glazed window to rear elevation.

#### OUTSIDE

To the left of the property there is a driveway providing off street parking for two cars leading to the single detached garage with up and over door.

The rear of the property is ideal low maintenance and SOUTH FACING with a large artificial grassed area and fully enclosed with timber fencing. There is also a timber decking area ideal for those summer evenings.









Road Map



Hybrid Map



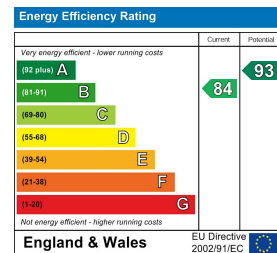
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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