

234 Melbourne Road, Ibstock, LE67 6NP

Offers in the region of £365,000







# 234 Melbourne Road

ibstock, LE67 6NP

- Immaculately Presented Family Home
- Modern Main Family Bathroom
- 20ft Garage & Drive To The Rear
- Utility Room & G/Floor Cloak/WC
- Newly Built Home By Cadeby Homes In 2015
- Contemporary En-Suite To Master
- Living Room With Feature Fire & Media Wall
- Stunning Open Plan Kitchen Diner
- Landscaped Garden With Artificial Lawn
- Virtual Tour Available

BUILT IN 2015 this Cadeby Homes property is an IMMACULATLY PRESENTED four bedroom detached family homes having undergone EXCELLENT UPGRADES by the current owners to include a large artificial lawn, FEATURE FIREPLACE AND MEDIA WALL as well as BEAUTIFULLY DECORATED accommodation.

The homes internal accommodation enjoys an inviting entrance hall with a plenty of storage and access to; a ground floor WC, SPACIOUS LIVING ROOM and a STUNNING OPEN PLAN LIVE 'IN DINING KITCHEN backing onto the rear of the home, complete with CENTRAL ISLAND A SEPARATE UTILITY ROOM.

The first floor of this home continues to impress with a LARGE MASTER BEDROOM complete with a CONTEMPORARY EN-SUITE shower room, whilst three further well-proportioned bedrooms and a MODERN FAMILY BATHROOM conclude this homes' FANTASTIC INTERNAL ACCOMMODATION.

Externally the property benefits from a SUN-LIT AND LANDSCAPED REAR GARDEN complete with a large INDIAN SANDSTONE PATIO and an even LARGE ARTIFICIAL LAWNED AREA with feature pergola, creating an easily maintained and ENJOYABLE OUTSIDE SPACE for any growing family.

Located immediately to the rear of the property is an OVERSIZED SINGLE GARAGE measuring in excess of 20ft with side courtesy access door onto the garden, light and power supply along with an immediate hard standing driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES.



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## ON THE GROUND FLOOR

Entrance Hall

Cloakroom W/C

Living Room 11'5" x 14'11" (3.48m x 4.55m)

Kitchen Diner 19'9" x 13' (6.02m x 3.96m)

Utility Room 6'7" x 5'2" (2.01m x 1.57m)

## ON THE FIRST FLOOR

Master Bedroom 11'5" x 13'5" (3.48m x 4.09m)

En-Suite 8' x 5'5" (2.44m x 1.65m)

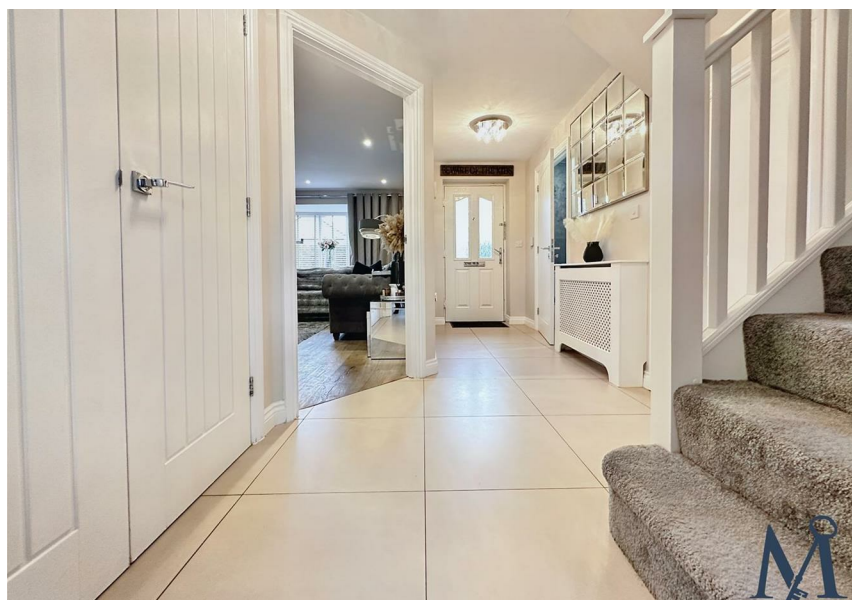




|                 |                               |
|-----------------|-------------------------------|
| Bedroom Two     | 11'4" 9'1" (3.45m 2.77m)      |
| Bedroom Three   | 7'11" x 13'8" (2.41m x 4.17m) |
| Bedroom Four    | 7'11" x 8'6" (2.41m x 2.59m)  |
| Family Bathroom | 7'3" x 5'3" (2.21m x 1.60m)   |

#### ON THE OUTSIDE

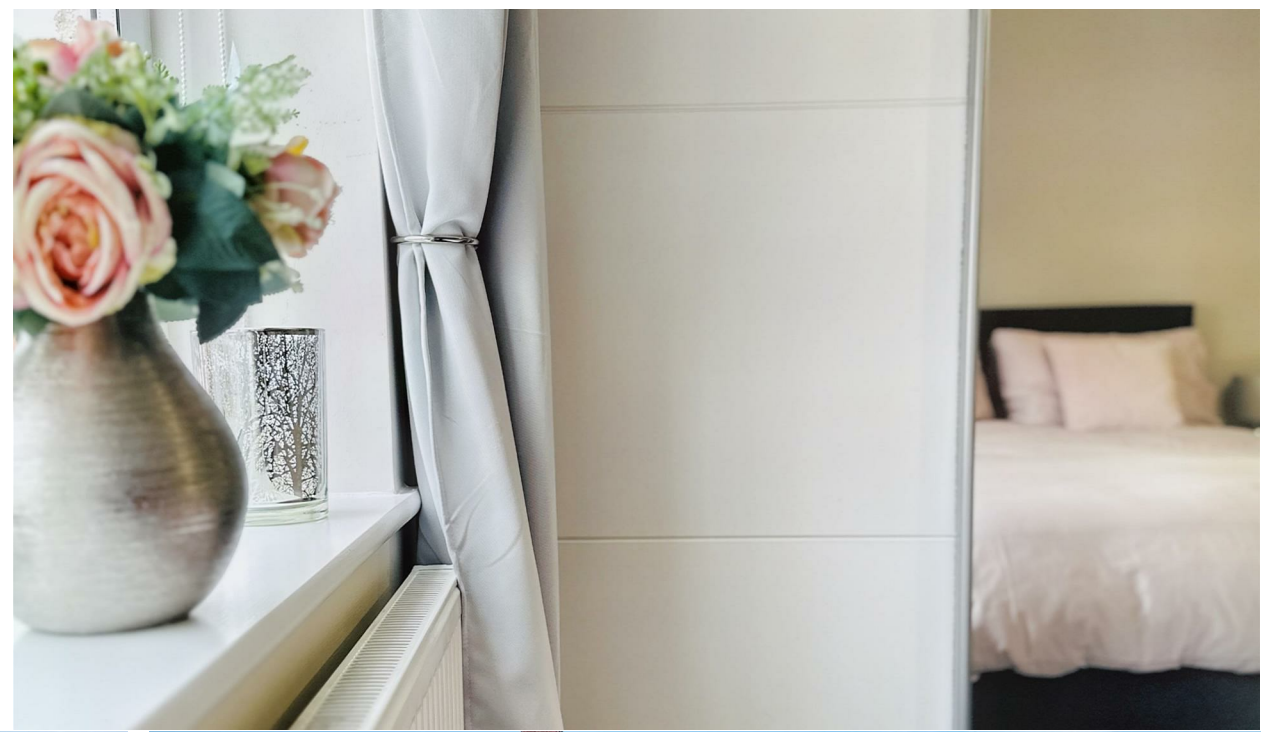
|                  |                               |
|------------------|-------------------------------|
| Rear Garden      |                               |
| Driveway         |                               |
| Oversized Garage | 20'5" x 10'6" (6.22m x 3.20m) |
| Front Garden     |                               |



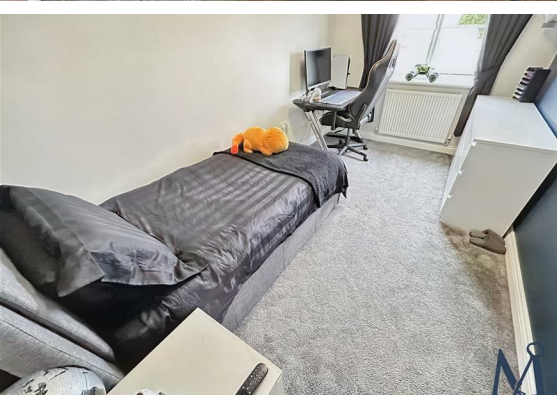






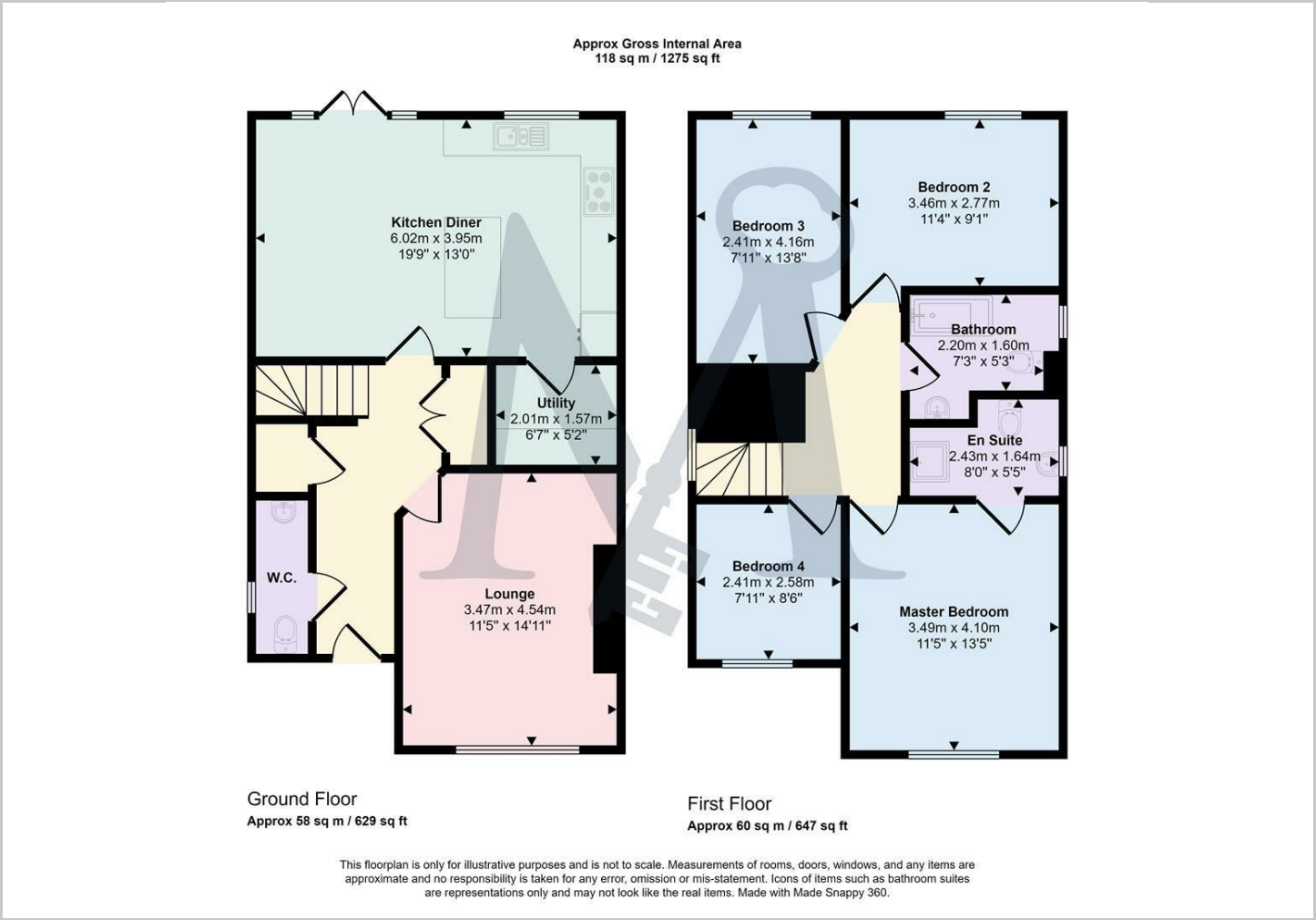








Floor Plans



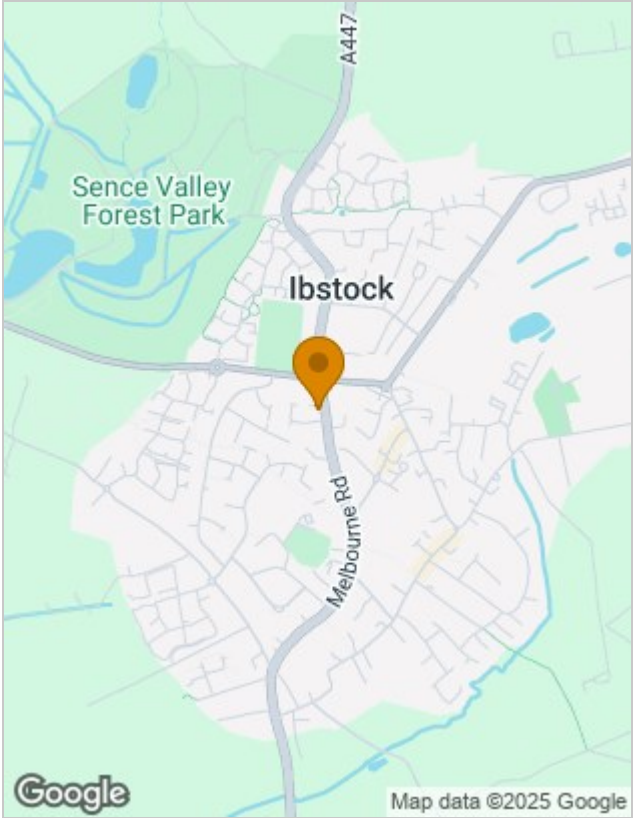
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

