



WYCOMB, MELTON MOWBRAY

Asking Price Of £550,000

Four Bedrooms

Freehold



CHARACTER PROPERTY

AMPLE OFF ROAD PARKING

EN-SUITE TO MASTER BEDROOM

GOOD SIZED REAR GARDEN

OPEN-PLAN KITCHEN DINER

GARAGE AND ELECTRIC CAR CHARGER

ADJACENT TO OPEN COUNTRYSIDE

NORTH OF MELTON MOWBRAY

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Stone built 1830's, four bedroom detached house having original character features throughout. Situated in the village of Wycomb, part of the parish of Scaford around four miles from the market town of Melton Mowbray.

The accommodation in brief comprises of; porch, entrance hall, lounge, study, dining kitchen, utility and conservatory to the ground floor. Master with en-suite, three further bedrooms and a family bathroom. Outside the property benefits from off road parking, garage, electric car charging point, a good sized rear garden and countryside views. Additional parking and a small allotment are included in the sale and are located 50m away.

PORCH-Stained glass door into the porch with space for coats and footwear, dual aspect windows and a part glazed door through to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator and carpet flooring.

LOUNGE 13' 8" x 13' 11" (4.18m x 4.26m) Nicely proportioned room having a hardwood double glazed sash window to the front aspect, radiator, cast iron open fireplace with wood surround, fitted cupboards and shelving to the alcoves, TV aerial and Sky points, picture rail, and carpet flooring.

KITCHEN/DINER 22' 9" x 14' 9" (6.95m x 4.52m) Open-plan kitchen diner with electric under floor heating throughout, the dining area has a hardwood single glazed sash window to the front aspect, radiator, fitted wall and base units in keeping with the kitchen units, tiled chimney breast inset with a multi-fuel stove, inset spot lights and tiled flooring continuing through to the kitchen area. Fitted with an ample range of wall base and drawer units, solid wood work surfaces over, inset ceramic one and a half bowl sink and drainer, space and plumbing for a dishwasher, integrated electric cooker and hob with extractor over, oil fired Aga, inset spotlights, double glazed window overlooking the rear garden and door through to the conservatory.

UTILITY ROOM 10' 11" x 9' 4" (3.35m x 2.85m) Good sized utility area having a hard wood glazed window to the rear aspect and a part glazed door to the rear garden, wall and base units, Belfast sink, space and plumbing for a washing machine, oil fired central heating boiler, space for white goods, radiator and tiled flooring. Door to the cloakroom with a low flush WC and wash hand basin.

STUDY 4' 6" x 5' 4" (1.38m x 1.65m) Having a double glazed window to the rear aspect, Internet and telephone points, fitted work surfaces/desk to three sides plus wall shelving shelving and carpet flooring.

CONSERVATORY 10' 10" x 14' 5" (3.32m x 4.4m) Vale Garden House conservatory having a dwarf wall base with glazed upper with pitched ceiling with fitted blinds, two radiators and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor galleried landing, hardwood single glazed sash window to the front aspect, space for a desk, radiator and carpet flooring. Access hatch to large loft space.

MASTER BEDROOM 12' 4" x 14' 7" (3.78m x 4.46m) Having a hardwood double glazed sash window to the front aspect, radiator, cast iron fireplace, carpet flooring and door through to the en-suite.

ENSUITE 6' 7" x 3' 6" (2.03m x 1.08m) Comprising of a low flush WC, wall mounted wash hand basin, shower cubicle with power shower and laminate wood flooring.

BEDROOM TWO 14' 9" x 14' 2" (4.52m x 4.32m) Having a hardwood double glazed sash window to the front aspect, radiator, cast iron fireplace and carpet flooring.

BEDROOM THREE 11' 9" x 10' 2" (3.59m x 3.12m) Having a secondary glazed window to the rear aspect, radiator, airing cupboard and carpet flooring.

BEDROOM FOUR 11' 4" x 8' 5" (3.47m x 2.59m) Having a secondary glazed window to the rear aspect, radiator, range of fitted cupboards and carpet flooring.

BATHROOM 5' 3" x 12' 2" (1.62m x 3.72m) Four piece suite comprising of a panel bath, corner shower cubicle with power shower, low flush WC and pedestal wash hand basin. Two secondary glazed windows to the rear aspect, radiator and vinyl flooring.

FRONT GARDEN Walled garden to the right hand side with mature shrubs, gravelled area to the left providing off road parking, gate to the rear garden and access to the garage.

GARAGE Larger than average single garage with up and over door, power and light connected and personnel door to the rear. Electric car charger point to the side.

REAR GARDEN Having a paved patio area adjacent to the house and conservatory, outside tap, formal lawn with mature shrub and flower borders, wildlife pond and gated access to the front. 1000 litre oil tank.

ADDITIONAL PARKING AND ALLOTMENT Further off road parking for two vehicles, small allotment with greenhouse, located 50m from the house are included in the sale.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.