



## HORSEGUARDS WAY, MELTON MOWBRAY

Asking Price Of £352,500

Four Bedrooms

Freehold



**NORTH SIDE OF MELTON MOWBRAY**

**FOUR BEDROOMS**

**ENCLOSED REAR GARDEN**

**UTILITY ROOM**

**THREE RECEPTION ROOMS**

**BREAKFAST KITCHEN**

**ENSUITE SHOWER ROOM**

**COMMUTE TO  
LEICESTER/NOTTINGHAM**

**01664 566258**

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A superb family home situated within a sought after modern housing development and positioned at the end of a quiet cul-de-sac. Situated on the North side of town so ideal for commuting to Leicester, Loughborough and Nottingham.

The house is well presented throughout having a lounge, dining room, breakfast kitchen, utility, wc, four bedrooms, en-suite to the master bedroom. The garage has been converted to make an ideal office / fifth bedroom. Front and rear garden with patio and decked area.



**PORCH** A recessed porch with a panelled front door opening into the entrance hall.

**ENTRANCE HALL** With tiled flooring, turning staircase, doors to w.c, bedroom/office, dining room and breakfast kitchen.

**CLOAKROOM/WC** Fitted with a modern two piece white suite including a wc and wash hand basin with tiled splashback, tiled flooring, radiator.

**LOUNGE** 17' 6" x 11' 6" (5.35m x 3.52m) Large bay window to front, living flame gas fire with marble hearth and surround, wooden flooring, arch through to the dining room, radiator.

**DINING ROOM** 11' 8" x 11' 1" (3.56m x 3.4m) Wooden flooring, sliding patio doors leading out on to a paved patio and rear garden, radiator.

**BREAKFAST KITCHEN** 16' 9" x 10' 2" (5.13m x 3.12m) Superb breakfast kitchen fitted with a range of solid wood base and wall units, with solid oak work surface over and breakfast bar. Double Belfast sink, tiled surrounds. space for range cooker, built-in dishwasher. Cast iron radiator, ceiling downlights, patio doors opening out to the rear, tiled flooring, external door to side and door to the utility room.

**UTILITY ROOM** 5' 10" x 4' 8" (1.8m x 1.44m) With base and wall units matching the kitchen units, with solid oak surfaces with tiled surround, stainless steel sink with mixer tap and drainer. Plumbing for a washing machine, tiled flooring, condensing boiler and radiator.

**BEDROOM 5 / HOME OFFICE** 16' 5" x 7' 7" (5.015m x 2.33m) Formerly a single garage this room provides a versatile third reception room currently used as a bedroom with study area, wooden flooring and radiator.

**GALLERIED LANDING** Galleried landing, window to side, loft hatch, access to the four bedrooms and the family bathroom.

**MASTER BEDROOM** 11' 6" x 16' 6" (3.52m x 5.03m) A large master bedroom with a front facing bay, built-in wardrobes, door to the en-suite shower room, carpet flooring and radiator.

**ENSUITE SHOWER ROOM** 5' 10" x 4' 10" (1.8m x 1.48m) Fitted with a low flush wc, wash hand basin with mixer tap, walk in shower cubicle and heated towel rail.

**BEDROOM TWO** 11' 1" x 12' 6" (3.38m x 3.83m) A rear facing double bedroom, with built-in double wardrobes either side of recess with storage units above, carpet flooring, radiator.

**BEDROOM THREE** 8' 0" x 9' 6" (2.44m x 2.9m) Front facing bedroom, carpet flooring and radiator.

**BEDROOM FOUR** 7' 8" x 7' 11" (2.35m x 2.42m) Rear facing bedroom with carpet flooring and radiator.

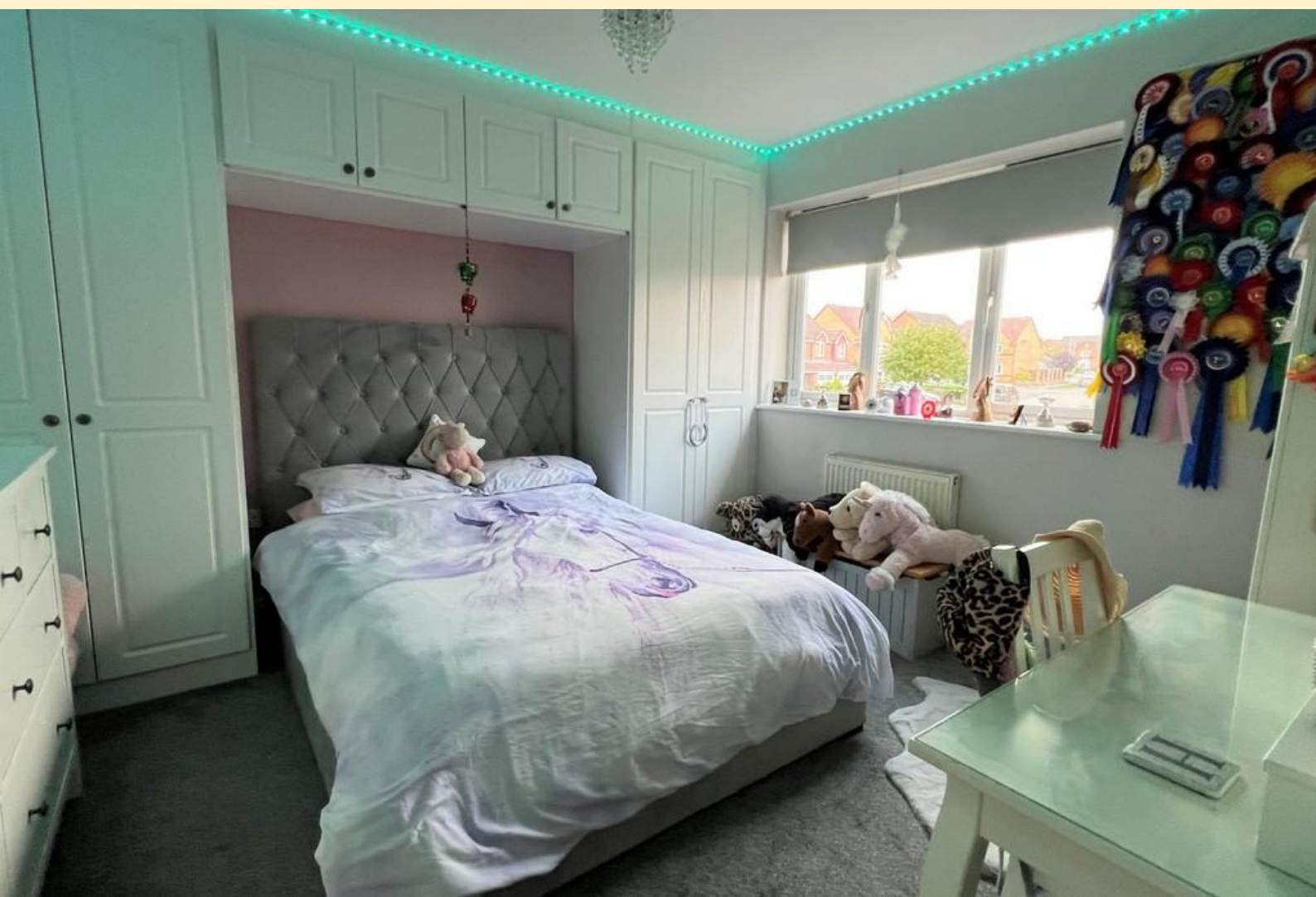
**FAMILY BATHROOM** 7' 7" x 6' 4" (2.33m x 1.95m) Three piece white suite comprising a wc, wash hand basin with mixer tap and a bath with Mira electric shower over and screen to side, window to rear, built-in cabinets to the wall, heated towel rail and tiled flooring.

**OUTSIDE** Situated at the end of a quiet cul de sac and sharing a tarmac driveway with one other property, providing space for two vehicles, lawn, path to the side of the house with gate leading to the rear garden.

**REAR GARDEN** Enclosed garden, with paved patio, lawn surrounded by a variety of shrubs, timber decked terrace, outside tap.

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













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Plan produced using PlanUp.

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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 and 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.