



## **CRAVEN COURT, MELTON MOWBRAY**

**Asking Price Of £599,950**

**Three Bedrooms**

**Freehold**



**FORMER HUNTING LODGE**

**PARKING AND GARAGE**

**ENSUITE TO THE MASTER**

**PRIVATE GATED COMMUNITY**

**CHARACTER THROUGHOUT**

**LANDSCAPED GARDEN**

**AMAZING COMMUNAL GROUNDS**

**CENTRAL TO MELTON MOWBRAY**

**COUNCIL TAX BAND E**

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Sympathetically converted from a former hunting lodge this period grade II listed, three bedroom home has character throughout. Approached by a gated driveway, historic Craven Lodge is set in superb mature grounds extending to approximately two acres in the attractive market town of Melton Mowbray.

The accommodation on offer comprise of; entrance lobby, entrance hall, cloakroom, utility room, spacious sitting room and an open-plan kitchen diner to the ground floor. Three double bedrooms, one ensuite and a Jack and Jill four piece bathroom to the first floor. Gas central heating with dual controls allowing you to heat ground floor, first floor or both. Outside the property benefits from its own private garden, off road parking, single garage and a brick built store, along with the use of the communal grounds.

**PORCH** 6' 2" x 6' 10" (1.9m x 2.1m) Glazed storm porch to the front door opening into the porch with Travertine limestone flooring, radiator, door to the cloakroom and double doors to the entrance hall.

**CLOAKROOM** 4' 5" x 6' 8" (1.35m x 2.05m) Comprising of a close coupled WC, wall mounted wash hand basin, radiator and Travertine limestone flooring.

**ENTRANCE HALL** 17' 0" x 15' 8" (5.2m x 4.8m) Spacious hallway having double cloaks cupboard, three radiators, oak wood flooring, door to the utility room and double doors to the sitting room.

**UTILITY ROOM** 4' 5" x 6' 8" (1.35m x 2.05m) Having wall and base unit with work surface inset with a double sink a sink, washing machine and oak wood flooring.

**SITTING ROOM** 20' 9" x 24' 9" (6.35m x 7.55m) This beautiful sitting room benefits from large sash windows with original shutters and a glazed door opening onto the patio, gas fired wood burner and two radiators making this a great space to sit and relax all year round. Having high ceilings with decorative period coving, half wood paneled walls and a sweeping grand staircase to the first floor and solid oak wood flooring throughout. Double glazed doors lead to the kitchen diner.

**KITCHEN/DINER** 19' 8" x 17' 6" (6m x 5.35m) This open-plan kitchen diner makes a great space to entertain with large sash windows and a glazed door opening out onto the garden. The kitchen area has been fitted with a generous range of contemporary wall, base and drawer units featuring a large island unit with Granite worktops incorporating an under counter stainless steel sink unit with mixer tap over. Integrated appliances to include; fridge freezer, dish washer, CDA double oven with microwave, CDA one metre induction hob with extractor hood over. Having decorative coving, inset spot lights and three light pendants to the high ceiling, concealed central heating boiler, oak wood flooring, two radiators and double doors to the lounge.

**LANDING** Taking the stairs from the sitting room to the first floor landing, having two light pendants and two skylights allowing plenty of natural light. Airing cupboard housing the mega flow water tank, further storage cupboard, carpet flooring and doors off to;

**MASTER BEDROOM** 11' 11" x 18' 2" (3.65m x 5.55m) Generous master bedroom having two large sash windows, two radiators, decorative coving, two light pendants, carpet flooring and door to the Jack a Jill bathroom.

**JACK AND JILL BATHROOM** 20' 2" x 6' 4" (6.15m x 1.95m) Fitted with Villeroy and Boch sanitary ware comprising of a freestanding rolltop bath tub with waterfall mixer tap, close coupled WC, wall mounted wash hand basin and a walk-in shower cubicle with fixed waterfall shower head. Obscure glazed sash window, part tiled walls, decorative coving, inset spot lights, Velux window, vertical radiator and tiled flooring.

**BEDROOM TWO** 15' 7" x 13' 11" (4.75m x 4.25m) Having two dual aspect sash windows, radiator, built-in double height wardrobe and storage, decorative coving, light pendant, carpet flooring and a door to the ensuite shower room.

**ENSUITE** 3' 11" x 10' 0" (1.2m x 3.05m) Fitted with Villeroy and Boch sanitary ware comprising of a close coupled WC, wall mounted wash hand basin and a walk-in shower cubicle with fixed waterfall shower head. Velux window, heated towel rail, part tiled walls and tiled flooring.

**BEDROOM THREE** 17' 10" x 10' 4" (5.45m x 3.15m) Having a sash window, radiator, loft access hatch and carpet flooring.

**FORMAL GARDEN** Benefiting from its own formal garden in addition to the use of the communal grounds, having a flagstone paved patio adjacent to the house with outside water tap and electric sockets, formal lawn landscaped with mature shrubs and trees, wrought iron fencing to the boundary with gated access to the gravel pathway on the communal grounds.

**GARAGE** 18' 10" x 9' 0" (5.75m x 2.75m) Having an up and over manual door, power, light and water connected. Brick built store room (3.89m x 1.78m).

**COMMUNAL GROUNDS** Approximately two acres of mature grounds to enjoy with many protected trees including cedar, beech, lime and horse chestnut.

**USEFUL INFORMATION** The property is freehold. The current owners pay £800 into a management fund each year, along with the rest of the occupants. This covers maintenance of the electric gates, external lighting, communal grounds, driveway and public liability insurance.

**AGENTS NOTE** 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.















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Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 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.