



LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £370,000

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WET ROOM

CHAIN FREE

MELTON COUNTRY PARK NEARBY

AMPLE OFF ROAD PARKING

FOUR/FIVE BEDROOMS

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain, nicely appointed and extended four bedroom detached house situated to the north side of Melton Mowbray. Within close proximity to local schools and the Melton country park.

The accommodation on offer comprises of; entrance porch, lounge, kitchen diner, utility room, bedroom/home office and wet room to the ground floor. Four good sized bedrooms and a four piece family bathroom to the first floor. Outside the property sits on a corner plot which benefits from off road parking and a wrap around garden.

ENTRANCE PORCH 6' 0" x 5' 1" (1.83m x 1.55m) Part glazed door into the porch having a window to the front aspect and a further glazed door into the lounge.

LOUNGE 13' 5" x 14' 8" (4.09m x 4.48m) Having a window to the front aspect, two radiators, stairs rising to the first floor, under stairs cupboard, TV point and Howdens laminate wood flooring continuing through an archway to the kitchen diner.

KITCHEN/DINER 17' 10" x 10' 7" (5.44m x 3.25m) The dining area has patio doors to the rear garden making a great space to entertain. The beautiful kitchen is handmade in solid oak by John Smiths pine. Comprising of wall, base and drawer units with Minerva return work surfaces, ceramic one and a half bowl sink and drainer with mixer tap over, Bosch eye level oven and grill, Bosch induction hob with extractor over. Window over looking the rear garden, modern vertical radiator and oak door to the utility room.

UTILITY ROOM 8' 3" x 9' 0" (2.53m x 2.75m) John Smiths bespoke oak wall, base and drawer units with Minerva return work surface, full height unit with housing for a washing machine and the concealed central heating boiler above. External door and window to the rear garden, vertical radiator and laminate wood flooring.

BEDROOM/OFFICE 8' 2" x 11' 10" (2.51m x 3.62m) This versatile space could be used as a bedroom having sliding doors to a wet room. Window to the front aspect, radiator and laminate wood flooring.

WET ROOM 8' 1" x 6' 9" (2.47m x 2.06m) Comprising of a low flush WC, pedestal wash hand basin and shower unit. Obscure glazed window and extractor fan.

LANDING Taking the stairs from the lounge to the first floor landing with oak doors off to;

MAIN BEDROOM 17' 1" x 9' 9" (5.23m x 2.99m) Having two windows to the front aspect, radiator and carpet flooring.

BEDROOM TWO 12' 8" x 9' 8" (3.88m x 2.97m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 11' 7" x 8' 8" (3.54m x 2.66m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 8' 3" x 14' 9" (2.53m x 4.52m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 8" x 8' 8" (1.73m x 2.66m) Comprising of a close coupled WC, vanity unit wash hand basin with matching wall cabinet, panel bath with shower attachment, walk-in double shower cubicle and a heated towel rail. Obscure glazed window, PVC wall panels and laminate wood flooring.

FRONT ASPECT Having a tarmac driveway providing ample off road parking with a gravel bed to the side, side gate to the rear garden.

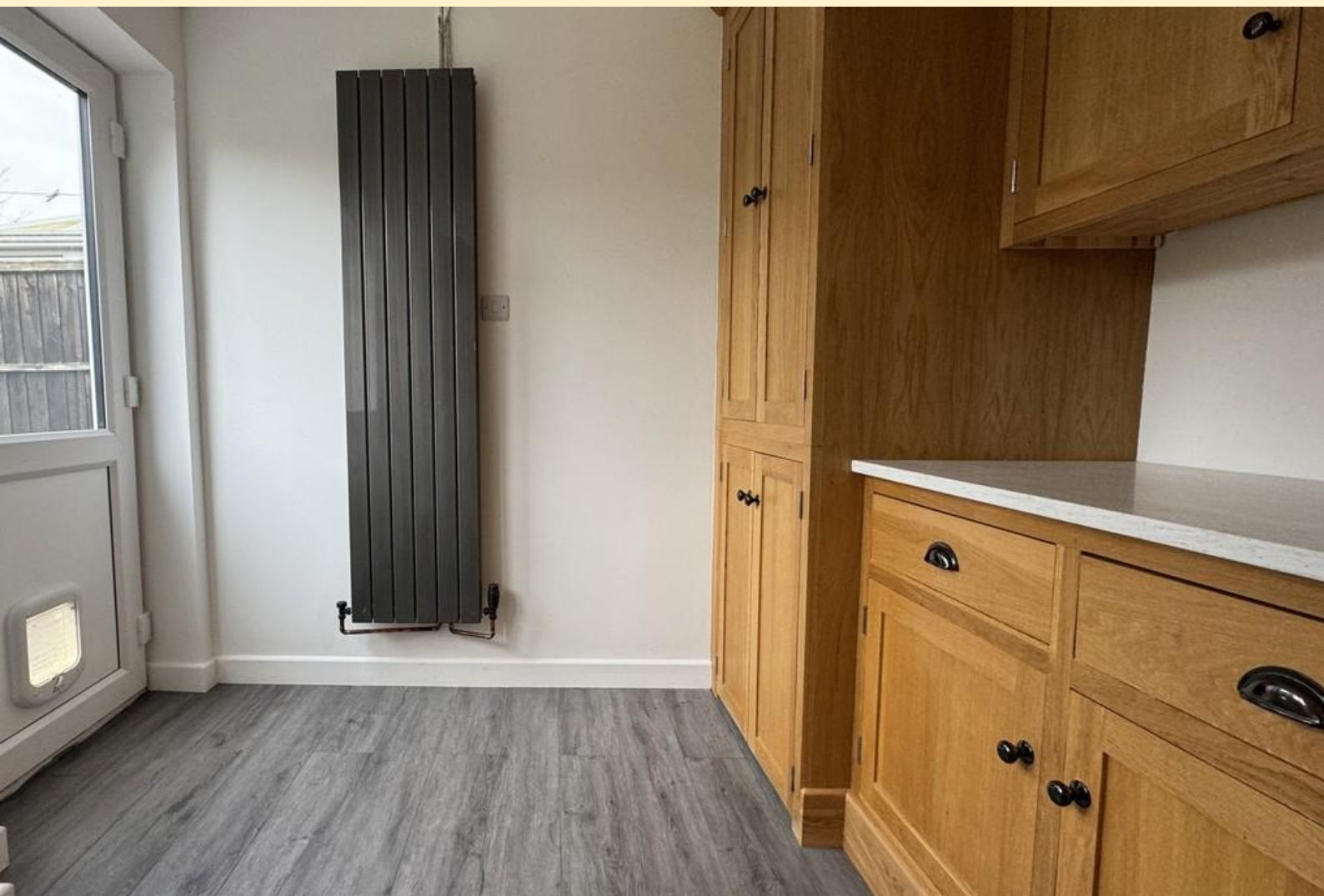
REAR GARDEN Raised block paving from the patio doors creating an easy access ramp, gravelled seating area adjacent to the house, garden tap, formal lawn with mature tree and shrub border. To the side is a further paved area with a wooden pagoda. Wood panel fencing to the boundary.

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.

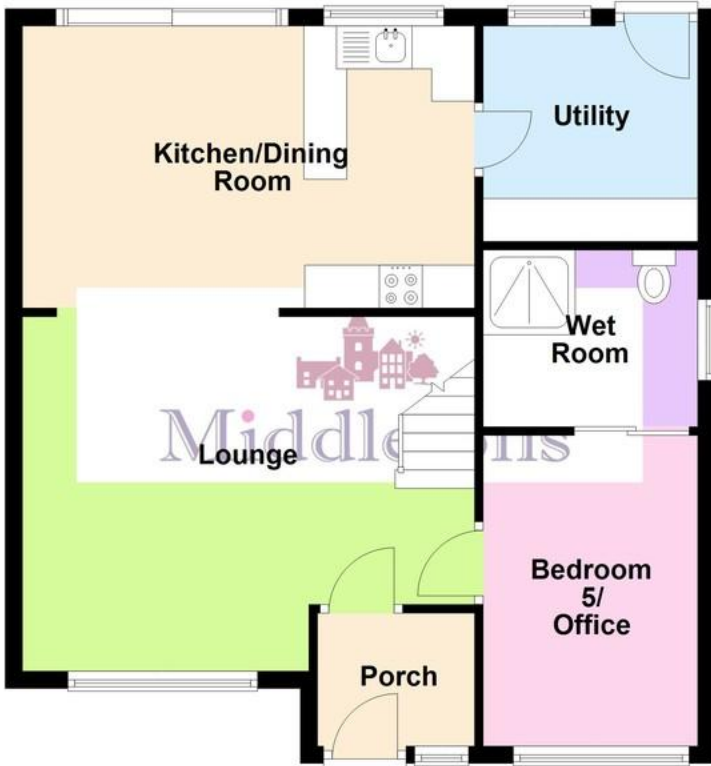
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



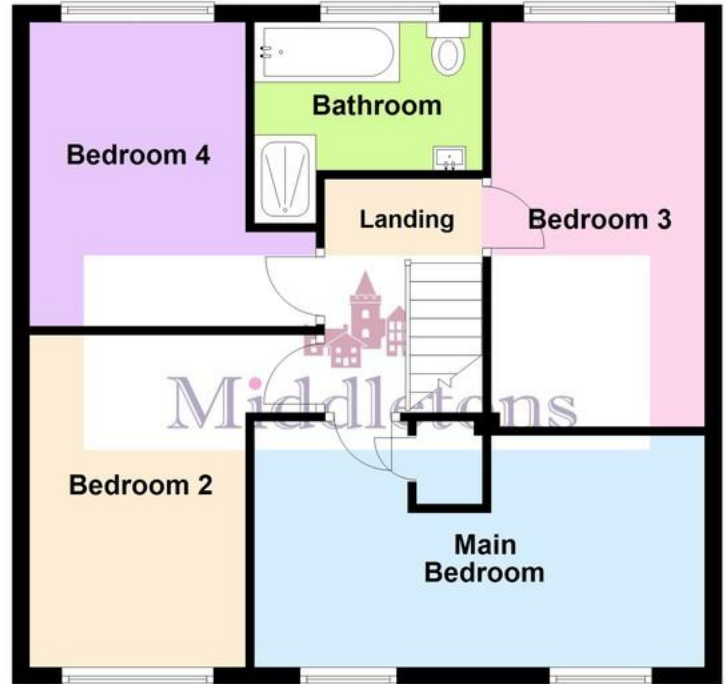




Ground Floor



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		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(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 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.