



## LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £365,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS SHOWER ROOM

FOUR BEDROOMS

CLOSE TO THE COUNTRY PARK

DRIVEWAY AND GARAGE

CHAIN FREE

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

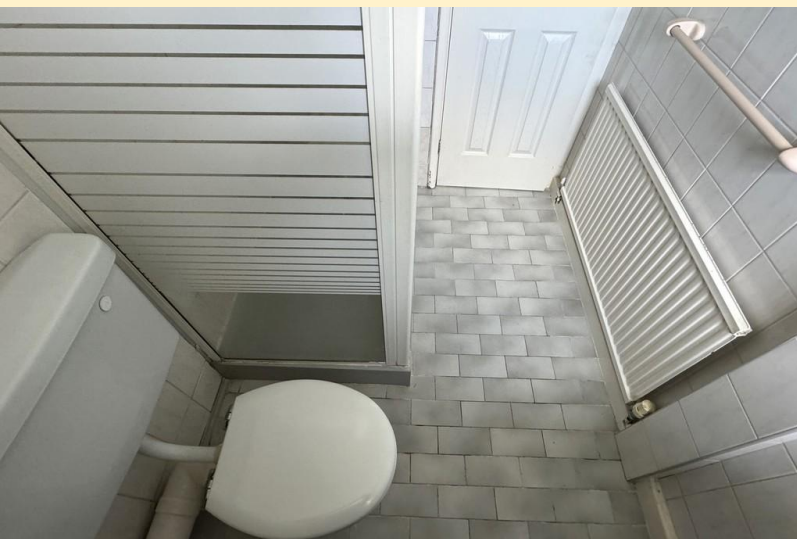
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Offered with no upward chain, four bedroom detached house situated to the north side of Melton Mowbray. Within close proximity to local schools and the Melton country park.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room, kitchen, shower room and utility room to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a good sized rear garden.

**PORCH** Glazed double doors into the porch with a further glazed door to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor landing, large under stairs storage cupboard, fittings for a radiator, laminate wood flooring and doors off to;

**LOUNGE** 13' 3" x 18' 7" (4.06m x 5.68m) Having a large bay window to the front aspect, two radiators, wall mounted electric fire, laminate wood flooring continuing through an archway to the dining room.

**DINING ROOM** 11' 3" x 9' 1" (3.44m x 2.77m) Having French doors opening onto the garden making a great space to dine, radiator and door to the kitchen.

**KITCHEN** 9' 8" x 11' 0" (2.95m x 3.36m) Fitted with a range modern wall base and drawer units with work surfaces over, double sink stainless steel drainer unit with mixer tap over, plumbing for a dishwasher or washing machine, eye level double oven, electric hob with extractor hood over. Window over looking the rear garden, radiator, tiled walls and flooring.

**SHOWER ROOM** 5' 2" x 7' 1" (1.58m x 2.18m) Comprising of a shower cubicle, low flush WC and wash hand basin. Obscure glazed window, radiator, tiled walls and flooring.

**UTILITY ROOM** 10' 9" x 10' 7" (3.29m x 3.25m) This room could have multiple uses, formerly a large utility area with plumbing in place, wall mounted central heating boiler, having a window and external door to the garden and a personal door to the garage.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft hatch, carpet flooring and doors off to;

**BEDROOM ONE** 10' 0" x 11' 3" (3.07m x 3.43m) Having a window to the front aspect, radiator, fitted bedside cabinets, wardrobes and top boxes and carpet flooring.

**BEDROOM TWO** 10' 0" x 9' 8" (3.05m x 2.97m) Having a window to the front aspect, radiator, fitted dressing table, in-built double wardrobe and carpet flooring.

**BATHROOM** 7' 11" x 6' 8" (2.43m x 2.05m) Comprising of a panel bath, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator, tiled walls, airing cupboard and vinyl flooring.

**BEDROOM THREE** 9' 11" x 10' 5" (3.04m x 3.19m) Having a window to the rear aspect, radiator, fitted wardrobe and top boxes, built-in wardrobe and carpet flooring.

**BEDROOM FOUR** 11' 1" x 7' 4" (3.39m x 2.26m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT GARDEN** Having a formal lawn to the front with a block paved driveway to the side leading to the garage and continuing under the storm porch to the side gate giving access to the rear garden.

**GARAGE** 17' 3" x 10' 8" (5.28m x 3.27m) Having a manual up and over door, power and light connected, personnel door to the hallway.

**REAR GARDEN** Having an extensive paved patio adjacent to the house with garden tap, dwarf wall with steps up to a raised lawn with mature shrubs and trees, garden shed, wood panel fencing and hedging 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+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 64                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.