



DALBY ROAD, MELTON MOWBRAY

Asking Price Of £325,000

Four Bedrooms

Freehold



SEMI-DETACHED

DRIVEWAY AND GARAGE

CHAIN FREE

WALKING DISTANCE OF THE TOWN

CHARACTER THROUGHOUT

PRIVATE GARDENS

FOUR BEDROOMS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Characterful four bed semi-detached house situated to the south side of Melton Mowbray within walking distance of the town centre and railway station.

The spacious accommodation on offer comprises; large entrance hall with an open-fire place, lounge, conservatory, dining room, kitchen, utility room and WC to the ground floor. Four bedrooms, one ensuite shower room and a family bathroom to the first floor. Outside the property benefits from a gated driveway providing ample off road parking, detached garage and a very well established and private rear garden.

ENTRANCE HALL 12' 7" x 14' 2" (3.84m x 4.32m) Solid wood door into the spacious hallway having a window to the front aspect, stairs rising to the first floor, radiator, feature open fireplace, high beamed ceiling, wood flooring and pine latch doors off to the lounge and dining room.

LOUNGE 15' 0" x 16' 5" (4.59m x 5.01m) Nicely proportioned reception room having a feature red brick inglenook fireplace with log burner, radiator, carpet flooring, picture rails and opening through to the conservatory.

CONSERVATORY 11' 5" x 12' 1" (3.5m x 3.69m) A great space to enjoy the beautiful garden all year round, having French doors to the patio, ceiling fan and tiled flooring.

DINING ROOM 11' 0" x 15' 11" (3.37m x 4.87m) Having two windows to the side aspect, external door to the rear patio, radiator, feature open-fireplace, wood flooring and a pine latch door to the kitchen.

KITCHEN/BREAKFAST ROOM 9' 0" x 16' 6" (2.76m x 5.04m into recess) Having two windows to the front aspect allowing plenty of natural light, Pine wall and base unit with a wooden work surface and a granite work surface with a Belfast sink. Space for a freestanding cooker, ample room for a breakfast table, walk in pantry, red quarry tiled flooring and stable door to the utility.

UTILITY ROOM 10' 10" x 9' 2" (3.32m x 2.80m) Lean-to construction having a range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, plumbing for a washing machine and dishwasher, paved flooring door to the WC and external door to the garden.

LANDING Taking the stairs to the first floor landing having a window to the front aspect and Pine latch doors off to;

BEDROOM ONE 12' 7" x 16' 0" (3.86m x 4.9m) Generous double room having a window overlooking the garden, radiator, picture rail, beamed ceiling, carpet flooring and door to the ensuite.

ENSUITE Comprising of a pedestal wash hand basin, low flush WC and a walk-in shower cubicle. Window to the side aspect, radiator and vinyl flooring.

BEDROOM TWO 12' 4" x 12' 1" (3.76m x 3.7m) Having a window to the front aspect, radiator, beamed ceiling and carpet flooring.

BATHROOM 11' 1" x 6' 5" (3.38m x 1.98m) Comprising of a panel bath with shower attachment, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator with towel rail and vinyl flooring.

BEDROOM THREE 8' 7" x 13' 7" (2.62m x 4.16m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM FOUR/STUDY 7' 1" x 6' 1" (2.16m x 1.87m) Having a window to the side aspect, radiator and carpet flooring.

FRONT ASPECT Having gated access to the block paved drive providing ample off road parking and access to the garage. Shrub beds adjacent to the house with mature hedging to the boundary. Side gate giving access to the rear garden.

GARAGE 8' 8" x 16' 2" (2.66m x 4.93m) Having double doors to the front, lighting and a personnel door to the side.

REAR GARDEN Beautifully planted throughout with very well established flowers, shrubs and formal lawns with mature trees as a back drop creating a private and enjoyable space. Extensive patio areas adjacent to the house with an under cover seating area and a further patio with a wooden pagoda for shade. Paved pathway through to the bottom of the gardens where you will find a garden shed and to the side of the house there is a garden tap and a gate giving access to the front.

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.

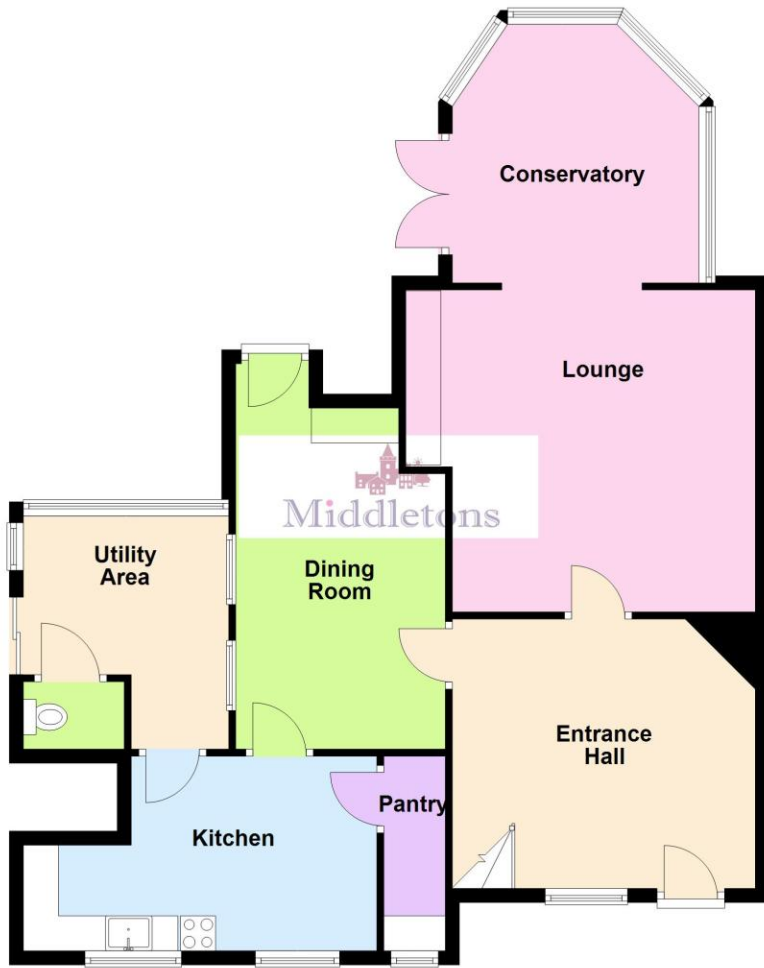
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



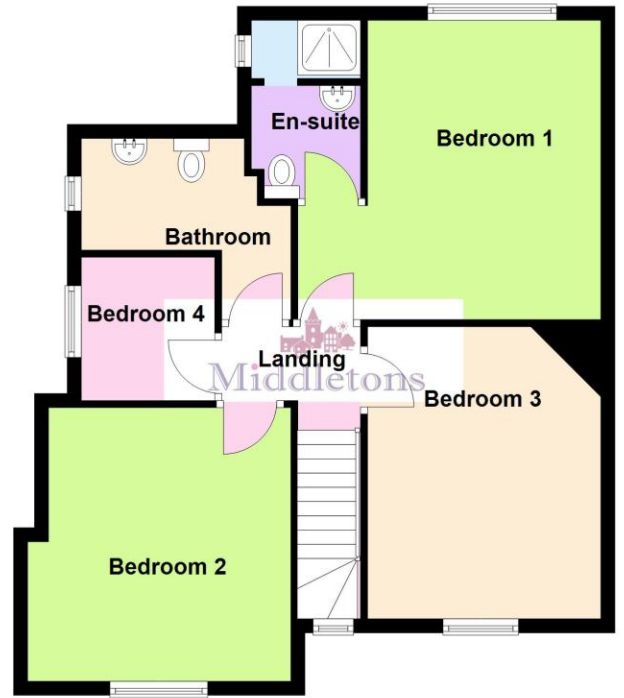




Ground Floor



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		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

01664 566258
www.middletons.uk.com
info@middletons.uk.com

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