



HAMILTON PLACE, MELTON MOWBRAY

Offers Over £800,000

Five Bedrooms

Freehold



SUBSTANTIAL DETACHED HOUSE

DOUBLE GARAGE & DRIVEWAY

FIVE DOUBLE BEDROOMS

**WALKING DISTANCE OF THE TOWN
CENTRE**

16 SOLAR PANELS/12 KW BATTERY

SOUTH FACING GARDEN

3,592 SQUARE FEET

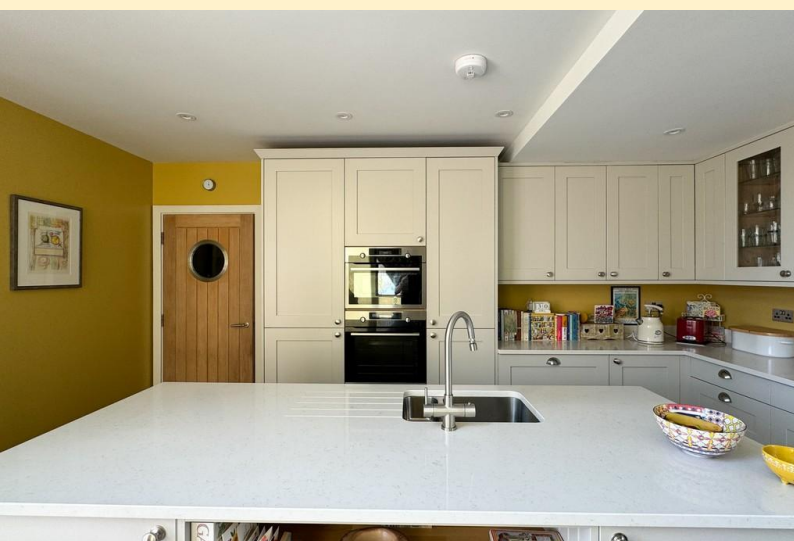
SOUTH SIDE OF TOWN

COUNCIL TAX BAND F

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Originally built in around the 1920's and redesigned in 2005, this spacious family home offers 3,592 square feet of modern living throughout. Situated on a generous plot to the south of Melton Mowbray and within walking distance of the town centre, train station and local schools.

The beautifully presented and well appointed accommodation on offer comprises; spacious entrance hall, open-plan living/dining kitchen, utility room, formal dining room, study, shower room, sitting room, cloakroom and boot room to the ground floor. Five good sized double bedrooms, ensuite and dressing area to bedroom one, ensuite shower room to bedroom two, extensive landing space and a family bathroom to the first floor. Outside the property benefits from ample off road parking, extra large double garage and generous and well established wrap around gardens.

ENTRANCE HALL Solid oak door into the spacious and welcoming entrance hall, having stairs rising to the first floor landing, radiators, wood flooring and doors off to;

LIVING/DINING KITCHEN 17' 3" x 16' 0" (5.27m x 4.89m) Oak door with porthole window in to the kitchen which has been fitted with an excellent range of bespoke wall base and drawer units, pantry cupboard with hand made oak drawers, central island, natural Quartz work surfaces, Franke under counter one and a half bowl stainless steel sink with instant hot water tap over. Integrated appliances to include; dishwasher, full size fridge, AEG eye level combi oven, AEG single oven and an AEG five ring gas hob with extractor hood over. Double height dual aspect windows with French doors on both aspects leading to the front and rear gardens, porcelain tiled floor with under floor heating and an oak door to the garage and utility room.

DINING ROOM 16' 8" x 11' 9" (5.1m x 3.59m) Having dual aspect windows allowing plenty of natural light, two radiators, original fitted corner display cabinets, cupboard, part wood panelling to the walls and wood flooring.

SITTING ROOM 13' 10" x 19' 7" (4.22m x 5.97m) Having two windows to the side aspect and French doors to the rear garden, radiator, under stairs storage cupboard, feature stone open fireplace, ceiling height display shelving and wood flooring.

INNER HALLWAY Inner hallway with fitted shelving leading to the study and shower room.

STUDY 11' 10" x 11' 10" (3.61m x 3.63m) Having dual aspect windows to the front and side, radiator, built-in storage cupboard, alcove with shelving and carpet flooring.

SHOWER ROOM 6' 1" x 8' 9" (1.86m x 2.69m) Comprising of a double shower cubicle with fixed waterfall shower head, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash areas and tiled flooring.

BOOT ROOM 6' 7" x 4' 5" (2.02m x 1.37m) Having an external wood door to the garden, window, radiator, quarry tiled floor and door to the cloakroom.

CLOAKROOM 6' 2" x 6' 7" (1.89m x 2.03m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, quarry tiled floor and an obscure glazed window.

UTILITY ROOM 6' 2" x 12' 2" (1.9m x 3.71m) Located at the rear of the garage with access from the kitchen, fitted with base, wall and drawer units with work surfaces over, full height storage unit, stainless steel sink and drainer unit, space and plumbing for a washing machine and dish washer. Small window to the rear, external door to the garden, radiator, extractor fan and porcelain tiled flooring.

LANDING 17' 5" x 9' 10" (5.31m x 3.0m) Taking the stairs from the entrance hall to the spacious first floor landing having a window to the side aspect, radiator, shelving to the alcoves, built-in storage cupboards, loft hatch, carpet flooring and oak doors off to;

BEDROOM TWO 12' 3" x 13' 10" (3.75m x 4.22m) Having two windows to the side aspect, radiator, built-in wardrobe, shelving, carpet flooring and an oak door to the ensuite.

ENSUITE 11' 6" x 5' 4" (3.53m x 1.64m) Having a small dressing area, low flush WC, shower cubicle with fixed waterfall shower head, pedestal wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

BEDROOM ONE 21' 3" x 11' 10" (6.48m x 3.61m) A very generous main bedroom having dual aspect windows allowing plenty of natural light to floor the room. Two radiators, fitted shelving and carpet flooring continuing through to the dressing area.

DRESSING ROOM 10' 8" x 7' 11" (3.26m x 2.43m) Having a window to the front aspect, radiator, fitted shelving, hanging space and drawers, carpet flooring and door to the ensuite.

ENSUITE 6' 11" x 11' 1" (2.12m x 3.38m) Four piece suite comprising of a double-ended bath tub with mixer tap and shower attachment, close coupled WC, his and hers wash hand basins with shelf storage under and a shower cubicle. Two obscure glazed windows, fixed mirror, heated towel rail, extractor fan, tiled walls and a tiled floor with under floor heating.

BEDROOM FIVE 9' 4" x 11' 1" (2.86m x 3.39m) Currently used as a snug, having a porthole window to the front aspect, radiator and carpet flooring.

MEZZANINE LANDING Oak door into the mezzanine landing with glass panels and oak hand rails allowing views across the gardens and over the kitchen diner.

LANDING 15' 1" x 7' 7" (4.62m x 2.32m) Another spacious landing having a window to the rear, radiator, cast iron range, carpet flooring and doors off to;

BEDROOM THREE 11' 10" x 11' 10" (3.62m x 3.62m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM FOUR 12' 7" x 11' 10" (3.84m x 3.62m) Having dual aspect windows to the front and side aspects, shelving, radiator and carpet flooring.

BATHROOM 9' 11" x 6' 9" (3.04m x 2.08m) Comprising of a traditional, clawed roll top bath tub with shower attachment, shower cubicle with fixed waterfall shower head, pedestal wash hand basin and a low flush WC. Two obscure glazed windows, heated towel rail, part wood paneling to the walls and tiled flooring.

GARAGE 24' 5" x 20' 6" (7.45m x 6.25m) Having two sets of double doors to the very generous garage space, electric car charging point to the front, lighting and power connected, wall mounted boiler, porcelain tiled area with a window to the rear garden and door to the utility room.

GARDENS Security gates to the gravelled driveway proving ample off road parking with a gate through to a paved courtyard seating area adjacent to the house. Beyond the courtyard there is a sweeping lawn to the front of the property planted with a variety of well established flower and shrub bed borders along side mature trees. The lawn continues around the property to the rear where there is a private paved patio seating area with a tree lined border.

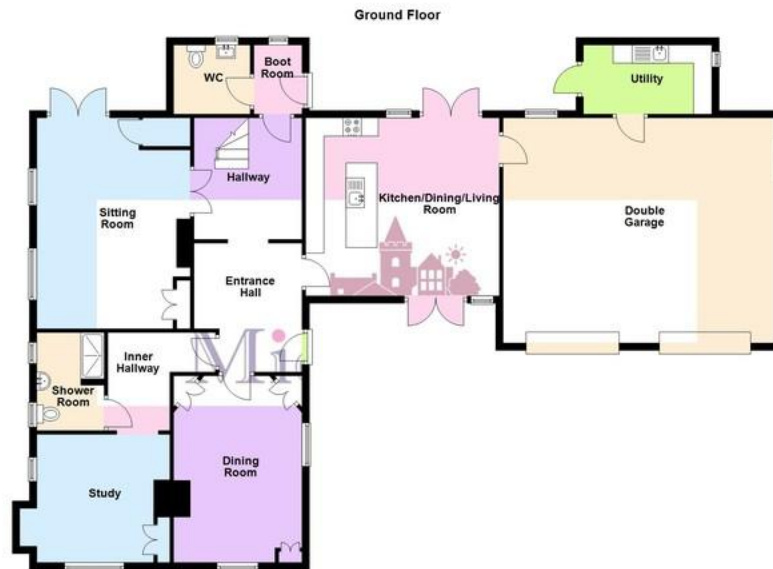
SOLAR PANELS There are 16 x 6.56kw solar panels attached to the house with a 12kw battery system. The batteries store the electricity generated by the solar panels. The excess is exported back to the grid under the Smart Export Guarantee Scheme for which they receive payment. Please ask for further details.

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.









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+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 are 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.