



## OXFORD DRIVE, MELTON MOWBRAY

Asking Price Of £460,000

Four Bedrooms

Freehold



DETACHED HOUSE

GENEROUS PLOT

GARAGE AND DRIVEWAY

CLOSE TO LOCAL SCHOOLS

REFURBISHED THROUGHOUT

LANDSCAPED GARDENS

SOUGHT AFTER LOCATION

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Remodelled and refurbished throughout creating a modern family home on a generous plot, this four bedroom detached house is situated on much sought after residential area to the south side of Melton Mowbray. Within close proximity to the Melton sports village, schools and local amenities.

The accommodation on offer comprises of; entrance hall, spacious lounge diner, modern breakfast kitchen, utility room, cloaks cupboard and WC. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits form a generous plot with both front and rear gardens, garage and a generous driveway.

**ENTRANCE HALL** Having stairs rising to the first floor, LED lighting, engineered oak flooring and oak doors off to;

**LOUNGE/DINER** 11' 4" x 23' 11" (3.47m x 7.30m)  
Spacious and nicely proportioned lounge diner having a walk-in box bay window to the front aspect with fitted blind and patio doors opening onto the rear garden allowing plenty of natural light. Feature chimney breast housing the log burning stove with slate hearth, two radiators, carpet flooring, oak door to the entrance hallway and oak glazed French doors to the kitchen.

**KITCHEN/BREAKFAST ROOM** 13' 10" x 17' 5" (4.22m x 5.31m) Fitted with a bespoke range of contemporary wall, base and drawer units with return Quartz work surfaces over, central island, composite sink and drainer unit with mixer tap over. Integrated appliances include a Caple dishwasher, Caple eye level double oven and grill and induction hob with extractor over. Dual aspect windows with fitted blinds, LED lighting, built-in pantry and engineered oak flooring.

**UTILITY ROOM** 4' 0" x 5' 2" (1.22m x 1.58m) Fitted with the same style base and wall units as the kitchen with quartz work surface, space and plumbing for a washing machine, extractor fan. engineered oak flooring and oak door to the WC.

**WC** 2' 11" x 5' 2" (0.89m x 1.58m) Comprising of a corner vanity wash hand basin, close coupled WC, window with fitted blind and oak flooring.

**CLOAKROOM** 6' 10" x 2' 10" (2.09m x 0.87m) Handy outerwear cloaks cupboard which houses the central heating boiler, lighting and oak flooring.

**SIDE PASSAGE** Accessed from the kitchen and having external doors to the front and rear, store room 4' 6" x 8' 6" (1.38m x 2.6m) and door to garage.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having oak doors off to;

**BEDROOM ONE** 11' 6" x 11' 5" (3.53m x 3.48m) Generous double room having dual aspect windows with fitted blinds, TV point, USB sockets, radiator, carpet flooring and an oak door to the ensuite shower room.

**ENSUITE** 3' 11" x 6' 5" (1.21m x 1.96m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled push button WC and a heated towel rail. Led lighting, extractor fan and porcelain tile floor.

**BEDROOM TWO** 11' 7" x 10' 9" (3.54m x 3.28m) Having a window to the front aspect with fitted blind, radiator, TV point, USB sockets and carpet flooring.

**BEDROOM THREE** 8' 9" x 9' 5" (2.69m x 2.88m) Having a window to the rear aspect with fitted blind, radiator and carpet flooring.

**BEDROOM FOUR** 9' 5" x 5' 6" (2.89m x 1.70m) Having a window to the rear aspect with fitted blind, radiator and carpet flooring

**BATHROOM** 8' 9" x 6' 0" (2.69m x 1.83m) Comprising of a 'P' shaped bath with fixed water fall shower and shower riser with a glazed shower screen, vanity unit wash hand basin and close coupled push button WC and a heated towel rail. Two obscure glazed windows with fitted blinds, LED lighting, extractor fan, part tiled walls and porcelain tiled flooring.

**FRONT GARDEN** Tarmac driveway providing generous off road parking, formal lawn bordered with mature hedging and shrubs, paved patio area adjacent to the house and continuing to the side. Water tap and courtesy lighting.

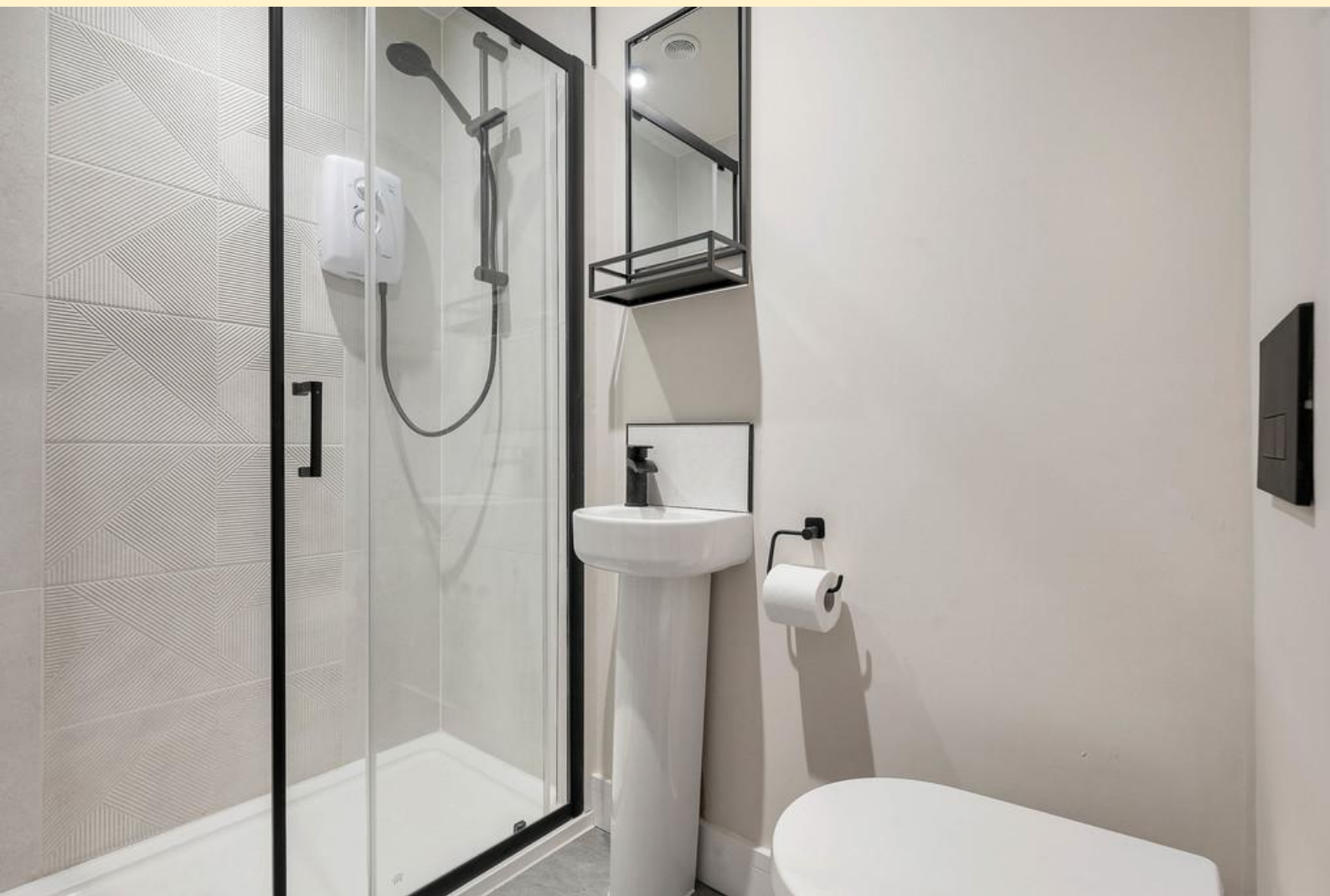
**GARAGE** 8' 8" x 15' 4" (2.65m x 4.69m) Having an up and over door with power and light connected.

**REAR GARDEN** Beautiful and private south facing garden having a paved patio area adjacent to the house and continuing to the side, split level lawn with central gravel bed, mature trees and shrubs create privacy 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.



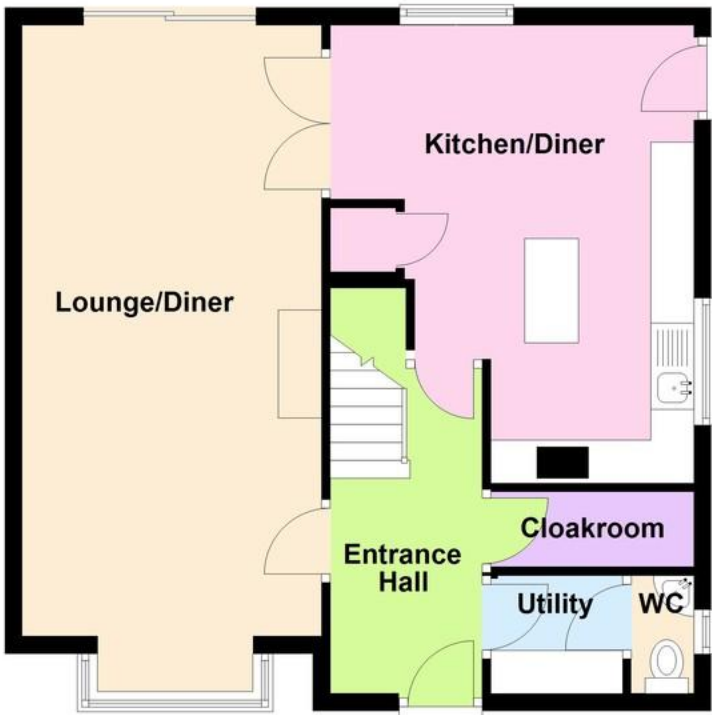








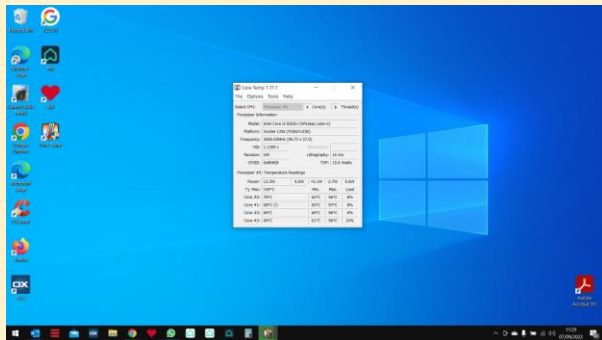
### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.



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**THE PROPERTY OMBUDSMAN**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.