



## SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £500,000

Four Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

ENSUITE SHOWER ROOM

CLOSE TO THE TOWN CENTRE

GARAGE AND DRIVEWAY

PLOT APPROX 0.5 ACRES

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com









Offered with no upward chain, a great opportunity to acquire this four bedroom detached family home in need of some modernisation. It boasts a generous plot, set back from the road on the north side of Melton Mowbray, and is conveniently located within walking distance of local schools and the town centre.

The accommodation on offer comprises; porch, spacious entrance hall, WC, kitchen, utility room, dining room, lounge and snug/home office to the ground floor. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage and extensive gardens.

**PORCH** An external door flanked by glazed side panels opens into a porch featuring tiled flooring, followed by another glazed door with side panels leading into the entrance hallway.

**ENTRANCE HALL** 14' 7" x 9' 10" (4.46m x 3.02m) The entrance hall is spacious and inviting, with stairs leading to the first floor, a radiator, wooden flooring, and several doors leading to;

**WC** Comprising of a low flush WC and wash hand basin.

**KITCHEN** 12' 3" x 13' 0" (3.75m x 3.97m) In need of modernisation, fitted with wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space plumbing for a dishwasher, space for a cooker and fridge. Window over looking the rear garden, further side window, serving hatch, radiator and carpet tile flooring.

**UTILITY ROOM** 8' 4" x 5' 5" (2.56m x 1.67m) Having a base unit with worksurface, stainless steel sink and drainer, space and plumbing for a washing machine and space for a tumble dryer and an external door to the rear garden.

**DINING ROOM** 13' 1" x 10' 9" (3.99m x 3.28m) Having a window to the rear aspect, radiator and carpet flooring.

**LOUNGE** 12' 10" x 23' 4" (3.92m x 7.13m) A generous reception room having a bay window to the front aspect, two windows to the side and patio doors to the rear allowing plenty of natural light. Feature open fireplace, two radiators, TV point and carpet flooring.

**SNUG/HOME OFFICE** 9' 8" x 9' 10" (2.97m x 3.01m) Having a window to the front aspect, radiator, TV point and carpet flooring.

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

**BEDROOM ONE** 13' 2" x 13' 11" (4.02m x 4.26m) Having a window to the rear aspect, radiator, carpet flooring and door to the ensuite shower room.

**ENSUITE** 9' 2" x 8' 2" (2.8m x 2.49m) Having a shower cubicle, low flush WC, wall mounted wash hand basin and bidet. Obscure glazed window, radiator and carpet flooring.

**BEDROOM TWO** 13' 2" x 12' 10" (4.02m x 3.92m) Having a window to the rear aspect, radiator, fitted wardrobes and dressing table, carpet flooring.

**BEDROOM THREE** 11' 10" x 12' 7" (3.63m x 3.84m) Having a window to the front aspect, radiator, fitted mirrored wardrobe and carpet flooring.

**BEDROOM FOUR** 12' 10" x 10' 7" (3.93m x 3.23m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 9' 2" x 8' 2" (2.8m x 2.51m) Comprising of a panel bath, wall mounted wash hand basin and a low flush WC. Obscure glazed window, airing cupboard housing the water tank, radiator and carpet flooring.

**FRONT ASPECT** A five-bar gate opens to the front of the house, leading to a spacious driveway flanked by mature shrubs and trees at the front boundary, ensuring privacy and seclusion.

**DOUBLE GARAGE** 16' 0" x 16' 5" (4.9m x 5.02m) Having a manual up and over door, power and lighting, window and personnel door to the rear.

**GARDENS** The generous plot wraps around the property, mainly laid to lawn and landscaped with mature trees and shrubs, paved patio adjacent to the house and garden shed.

**IMPORTANT INFORMATION** This property is being sold on behalf of a corporate client. Probate has been granted and the property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**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.

















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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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.