



## NOTTINGHAM ROAD, MELTON MOWBRAY

Asking Price Of £675,000

Four Bedrooms

Freehold



DETACHED HOUSE

EXTENSIVE PARKING AND GARDENS

THREE BATH/SHOWER ROOMS

GOOD COMMUTER LINKS

LARGE DOUBLE GARAGE

MULTI-GENERATION  
ACCOMMODATION

THREE RECEPTION ROOMS

NORTH SIDE OF MELTON MOWBRAY

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This unique property built in the 1930's has been lovingly extended and remodelled over time by the current owners to create this stunning family home. Set back from the road on the outskirts of Melton Mowbray occupying a generous plot within close proximity to local schools and amenities. Melton Mowbray is located on the Leicester/Peterborough/Stansted railway line, offering excellent intercity service to London from both Grantham and Leicester.



The well-appointed accommodation is ideal for multi-generational living and includes an entrance hall, lounge, home office/snug, kitchen diner, utility room, sitting room, and shower room on the ground floor of the main house. Additionally, there is an inner hallway with a shower room and access to the double garage on the ground floor, with a staircase leading to a spacious double bedroom. The first floor of the main house features three further double bedrooms and a family four-piece bathroom. Outside the property benefits from generous off

**ENTRANCE HALL** Arched storm porch to the stained glass door and surround into the entrance hall. Having stairs rising to the first floor landing of the main house, radiator, alarm panel, carpet flooring and Oak veneer doors off to;

**LOUNGE** 15' 4" x 11' 6" (4.69m x 3.51m) A nicely proportioned room having a walk-in bay window to the front aspect, radiator, feature stone fireplace with gas fire, window through to the inner hallway and carpet flooring.

**HOME OFFICE/SNUG** 7' 6" x 15' 0" (2.29m x 4.59m) This room could offer a multitude of uses, having dual aspect windows, radiator and carpet flooring.

**KITCHEN/DINER** 12' 6" x 27' 9" (3.82m x 8.46m) Bespoke fitted Tulip wood kitchen featuring a range of wall, base, and drawer units with under-lighting and a breakfast bar topped with beautiful marble work surfaces. Under-mount stainless steel sink with mixer tap over, Range Master cooker, grill and five ring gas hob with extractor hood over and an integrated Bosch dishwasher. Window over looking the garden, LED lighting, under-stairs storage and ceramic tiled flooring continuing through to the dining area which has french doors to the rear patio making a great space for entertaining. The dining area also features a decorative tiled Pine fireplace with gas fire, TV point and USB sockets and door through to the inner hallway.

**UTILITY ROOM** 5' 6" x 7' 8" (1.68m x 2.35m) Located off the kitchen and fitted with wall and base units topped with a work surface, under-mount stainless steel sink with mixer tap over, space and plumbing for both a washing machine and tumble dryer. External door to the front aspect, wall mounted central heating boiler serving the main body of the house, radiator and ceramic tiled floor.

**SITTING ROOM** 10' 2" x 18' 11" (3.11m x 5.77m) Accessed from the kitchen having bi-fold doors making the most of the patio and rear garden, radiator, inset LED lighting, carpet flooring and door to the shower room.

**SHOWER ROOM** 10' 0" x 6' 3" (3.05m x 1.92m) Comprising of a walk-in shower cubicle with shower riser and fixed waterfall shower head, low flush WC, vanity unit wash hand basin and a heated towel rail. Dual aspect windows, LED lighting and fully tiled walls and cushioned vinyl flooring.

**INNER HALLWAY** Part of the extension in 2000 to provide a guest area with a further shower room and staircase to bedroom one. Having a window to the front aspect, personnel door to the double garage, carpet flooring, radiator, carpet flooring.

**SHOWER ROOM** 6' 9" x 7' 3" (2.06m x 2.22m) Comprising of a corner shower cubicle with shower riser and shower head, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator and carpet flooring.

**BEDROOM ONE** 16' 11" x 18' 2" (5.18m x 5.56m) Generous room having two Velux windows to the rear aspect and two windows to the front aspect, three radiators, telephone point, TV points and laminate wood flooring.

**LANDING MAIN HOUSE** Returning to the main entrance hall and taking to the stairs to the first floor landing. Having a window to the front aspect, access to the loft space, carpet flooring and doors off to;

**BEDROOM TWO** 15' 9" x 11' 10" (4.81m x 3.62m) Having a walk-in bay window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 13' 0" x 11' 11" (3.97m x 3.65m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 13' 8" x 7' 11" (4.19m x 2.43m) Having a window to the front aspect, radiator, fitted wardrobes' and carpet flooring.

**BATHROOM** 10' 0" x 7' 6" (3.07m x 2.31m) Having a four piece modern suite comprising of a shower cubicle with shower riser and fixed waterfall shower head, heated towel rail, close coupled WC, double ended bath and a wall mounted vanity unit wash hand basin with mirror above. Obscure glazed window with fitted blind, airing cupboard, LED lighting, tiled walls and flooring.

**FRONT GARDEN** Having an extensive gravel driveway with central shrub garden, garden tap, formal lawn with flower and shrub borders and mature hedging to the boundary.

**GARAGE** 20' 10" x 26' 7" (6.36m x 8.12m) Exceptionally large double garage with electric up and over doors, power and lighting. Central heating boiler that services the extension and personnel doors to the inner hallway and rear garden.

**REAR GARDEN** Generous and private west facing garden having a paved patio adjacent to the house with water tap and electric socket. Formal lawn with various shrub beds, mature trees to include Acer, Magnolia, Ash and Holly and flower beds planted with snow drops, blue bells, fuchsia's, hydrangea, blue geranium's and viburnum.

**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.







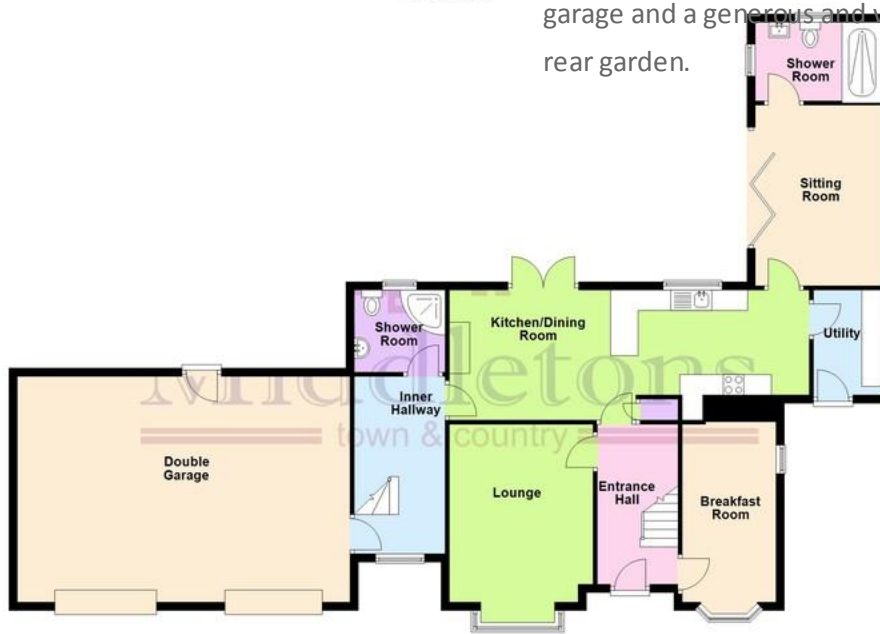








Ground Floor



road parking and gardens to the front, large double garage and a generous and well stocked west facing rear garden.

First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		