



ADCOCK CLOSE, MELTON MOWBRAY

Asking Price Of £499,950

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

HOME OFFICE

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

ENSUITE TO THE MASTER

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Four bedroom detached house situated to the North of Melton Mowbray on the much sought after Thorpe Park development. Within walking distance of the Melton Country park and Ideally situated for commuting to Grantham, Leicester, Nottingham and Newark

The accommodation in brief comprises; entrance hall, lounge, kitchen diner, utility room and home office to the ground floor. Four good sized bedrooms, en-suite to the master and a family bathroom to the first floor. Outside the property benefits from a detached double garage, ample off road parking and a private rear garden recently landscaped.

ENTRANCE HALL UPVC door with double glazed side panels into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, double radiator, high polished tiled floor and doors off to;

DOWNSTAIR WC 2' 10" x 5' 8" (.88m x 1.73m) Comprising of a low flush WC, pedestal wash hand basin with tiled splash back, obscure double glazed window and high polished tiled floor.

LOUNGE 11' 6" x 24' 0" (3.53m x 7.32m) Having a double glazed bay window to the front aspect and patio doors opening out onto the rear garden, Bio-ethanol flueless cassette fire, two double radiators, modern LED lights and new carpet flooring.

KITCHEN DINER 21' 10" x 13' 11" (6.66m x 4.25m) Having a double glazed bow window to the dining area allowing plenty of natural light to flood the room, the kitchen is fitted gloss white Symphony wall, drawer and base units, three person breakfast bar, Blanco, bowl and a half porcelain kitchen sink with drainer with a Blanco swan neck mixer tap, integrated appliances to include; eye level, fan assisted Bosch oven and grill, Belling four ring electric hob with modern extractor over and Indesit slimline dishwasher. Space for an American style fridge freezer, bright white LED downlights, high polish tiled flooring throughout, electronic scale reducer fitted on incoming mains supply, double radiator, double glazed window and part glazed door to the rear garden and a further door to the utility room.

UTILITY ROOM Fitted gloss white Symphony wall units and a work surface with space and plumbing under for both a washing machine and a tumble dryer, cupboard housing the 26KW compact Viessmann boiler with magna-clean filter and a double glazed window to the side aspect.

OFFICE/STUDY 8' 9" x 10' 9" (2.68m x 3.3m) Having dual double glazed windows, double radiator and tiled flooring.

MASTER BEDROOM 12' 7" x 11' 5" (3.85m x 3.5m) Spacious master bedroom with fitted wardrobes, double glazed window to the front aspect, double radiator, new carpet flooring and door through to the en-suite bathroom.

EN-SUITE 6' 9" x 9' 2" (2.07m x 2.8m) Comprising of a low flush W/C, wall mounted wash hand basin, bath with central mixer tap and shower attachment, walk in double shower cubicle, heated towel radiator, partial tiled walls and tiled flooring. Obscure double glazed window to the side aspect.

BEDROOM TWO 10' 1" x 10' 4" (3.08m x 3.15m) Double bedroom having a double glazed window to the rear aspect, double radiator, built in triple wardrobe and new carpet flooring.

BEDROOM THREE 11' 7" x 9' 0" (3.55m x 2.75m) Double bedroom having a double glazed window to the rear aspect, double radiator, built in double wardrobe and new carpet flooring.

BEDROOM FOUR 12' 2" x 7' 1" (3.73m x 2.18m) Double bedroom having a double glazed window to the front aspect, double radiator, built in double wardrobe and new carpet flooring.

FAMILY BATHROOM 6' 11" x 6' 2" (2.12m x 1.90m) Comprising of a low flush W/C, pedestal wash hand basin, panelled bath with shower over, obscure double glazed window to the rear aspect, heated towel rail and tiled flooring.

OUTSIDE TO THE FRONT The drive way is a well cared for and has ample off road parking for several vehicles, block paved and edged with black ice stones. Side gates giving access to the rear garden with LED lighting. Wireless Hypervolt EV charger, outside tap and solar panels to the roof. Four camera wireless CCTV security system with 2TB continuous recording fitted to outside covering both the front and rear of the property

DOUBLE GARAGE 16' 10" x 15' 8" (5.15m x 4.80m) Having an anti-theft Securo glide roller garage door, power and LED downlights fitted with PIR in garage soffits for security and aesthetics

REAR GARDEN Recently landscaped 48 square meter patio area with 600 x 600mm porcelain grey tiles with black border edging tiles, two LED security lights fitted with PIR to the rear of the property lighting up the whole patio area. Outside tap and electrical sockets, retaining wall with matching tiled coping stone toppers, tiled steps up onto a mature levelled lawn with an array of plants, shrubs & a silver birch tree. New plastic garden shed on concrete base at the bottom of the garden. The garden has almost 100% privacy with only minimal neighboring properties overlooking.

USEFUL INFORMATION 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.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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.