



BOWLEY AVENUE, MELTON MOWBRAY

Asking Price Of £400,000

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

SOUTH FACING GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

OPEN-PLAN LIVING

LOCAL SCHOOLS NEARBY

**NORTH-EAST SIDE OF MELTON
MOWBRAY**

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Extended and beautifully appointed, this four bedroom detached house is situated on a sought after residential area to the north-east side of Melton Mowbray. Within close proximity to the Melton country park, local amenities and schools.

The accommodation on offer comprises; entrance hall, cloakroom, sitting room, open-plan lounge, kitchen diner, utility room and a home office. Outside the property benefits from ample off road parking, garage and a generous south facing garden.



ENTRANCE HALL Glazed entrance porch with a door opening into the entrance hall with a window to the side allowing plenty of natural light to filter through. Stairs rising to the first floor, radiator, Parquet wood flooring and doors off to;

CLOAKROOM 5' 7" x 2' 11" (1.72m x 0.91m) Comprising of a dual flush WC and vanity unit wash hand basin, obscure glazed window and carpet flooring.

SITTING ROOM 12' 5" x 11' 5" (3.8m x 3.48m) Having a walk-in bay window to the front aspect, radiator, TV aerial point, French doors to the lounge area and carpet flooring.

LOUNGE/KITCHEN/DINER 26' 10" x 21' 9" (8.2m reducing to 6.30m x 6.64m reducing to 3.78m) A modern open-plan kitchen diner with a cozy lounge area and bi-fold doors opening the space up the the south facing garden creating a great space for the family to enjoy. The kitchen is fitted with modern sleek wall,, base and drawer units topped with durable wood work surfaces, a Lamona sink and drainer unit with flexi-hose mixer tap sits beneath a window over looking the garden. Space and plumbing for a washing machine, an integrated dishwasher and a Gas Range master cooker with extractor hood over. A central island with space to seat four with a pop-up electrical socket for handy phone charging. Inset LED lighting and three pendant lights, vertical radiator and Bamboo wood flooring. The lounge area has a multi-fuel log burning stove and carpet flooring for cozy evenings, TV aerial point and french doors to the sitting room.

UTILITY ROOM 5' 8" x 3' 9" (1.75m x 1.15m) A small utility space housing the central heating boiler, storage cupboard and an obscure glazed window.

HOME OFFICE 7' 0" x 11' 1" (2.15m x 3.4m) This space could have many uses, fitted with wall and base units topped with work surfaces with space for a tumble dryer, radiator carpet flooring and a personnel door to the garage.

LANDING Taking the stairs to the first floor landing having doors off to;

BEDROOM ONE 23' 10" x 12' 4" (7.27m x 3.78m)

Exceptionally large bedroom space, having a rear facing window with views of the garden, radiator, TV aerial point and carpet flooring.

ENSUITE A convenient walk-in ensuite with a shower cubicle, wash hand basin, heated towel rail and towel storage.

BEDROOM TWO 12' 6" x 12' 6" (3.83m x 3.82m) Having a walk-in bay window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 9' 1" x 12' 2" (2.78m x 3.73m) Having dual aspect windows allowing plenty of natural light, TV aerial point, radiator and carpet flooring.

BEDROOM FOUR 7' 7" x 8' 3" (2.32m x 2.52m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 10' 9" x 5' 8" (3.28m x 1.73m) Comprising of a bath with a shower over and a folding shower screen, pedestal wash hand basin heated towel rail and a dual flush WC. Obscure glazed window dressed with a roller blind, extractor fan, part tiled walls and tiled flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking and giving access to the garage.

GARAGE 23' 2" x 7' 8" (7.08m x 2.35m) Having an up and over door, power and lighting, personnel door to the office.

REAR GARDEN The generous south facing garden has a paved patio adjacent to the property, garden tap and outdoor electrical sockets for convenience. A formal lawn with borders of mature shrubs and a paved pathway leads to a garden shed. Wood panel fencing secures the boundary and a side gate gives access to the front.

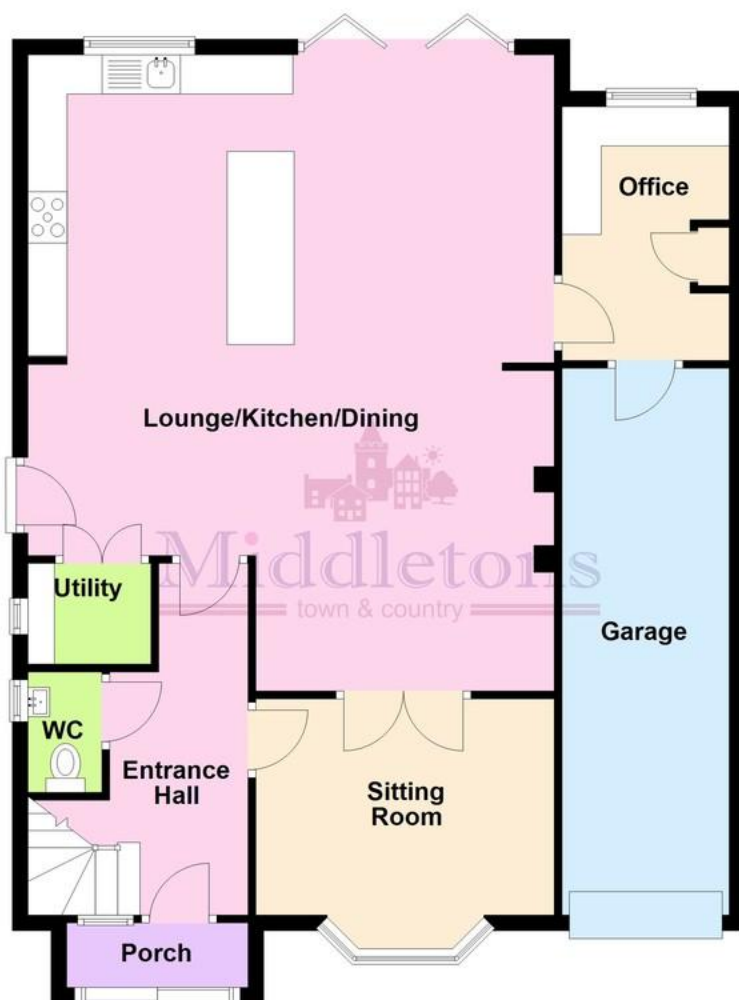
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Ground Floor



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		
(69-80) C	73	78
(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 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.