



DAVENPORT CLOSE, MELTON MOWBRAY

Asking Price Of £425,000

Four Bedrooms

Freehold



DETACHED MODERN HOME

DOWNSTAIRS WC

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

OPEN-PLAN LIVING

LOCAL SCHOOLS NEARBY

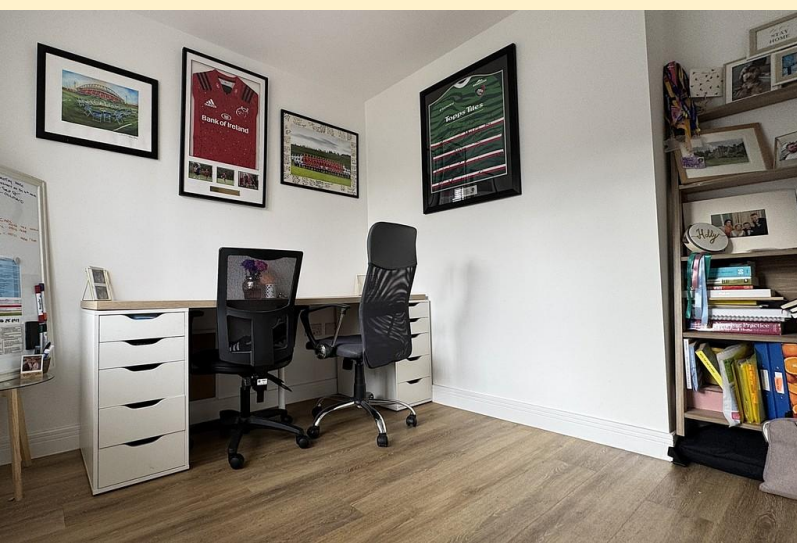
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Set back from the road with views of the green, this beautifully presented four bedroom modern family home is situated on the new Roman Gate Bellway Development. Within close proximity to local schools, amenities and the town centre with excellent commuter links to Leicester, Loughborough and Newark.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, study, modern open-plan dining kitchen and utility room to the ground floor. Four good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage, and a good sized west facing rear garden.

ENTRANCE HALL Composite door with an obscure glazed side panel into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, Amtico flooring, radiator and doors off to;

LOUNGE 17' 10" x 11' 1" (5.45m x 3.38m) A spacious and nicely proportioned room having a front facing window with fitted blind, radiator, central pendant, inset spot lights, 2 x USB ports as well as 2 normal 3 plug sockets, TV aerial point and Amtico flooring.

STUDY 9' 11" x 8' 3" (3.03m x 2.54m) Having a front facing window, radiator, central pendant, 2 x USB ports as well as 2 normal 3 plug sockets and Amtico flooring.

KITCHEN 12' 2" x 10' 9" (3.71m x 3.29m) Open-plan to the family/dining room, fitted with a stylish range of wall, base and drawer units topped with return work surfaces, one and a half bowl stainless steel sink with mixer tap over. Integrated Zanussi appliances include a fridge freezer, dishwasher, eye level double oven and gas hob with extractor hood over. Window over looking the rear garden, inset LED lights, 2 x USB ports as well as 2 normal 3 plug sockets and Amtico flooring.

FAMILY /DINING AREA 15' 1" x 10' 9" (4.62m x 3.29m) A great space to entertain or relax with the family, having French doors to the rear patio, radiator, two pendants and a continuation of the Amtico flooring.

UTILITY ROOM 5' 9" x 5' 7" (1.77m x 1.71m) Fitted with a wall and base unit, the wall unit concealing the Logik central heating boiler. Integrated AEG washing machine, radiator, Amtico flooring and an external door to the side.

CLOAKROOM 5' 1" x 4' 3" (1.57m x 1.31m) Comprising of a push button dual flush WC, pedestal wash hand basin, radiator, half tiled walls and Amtico flooring.

LANDING Taking the stairs to the first floor landing having a hatch with pull down ladder to the loft space, airing cupboard, radiator, carpet flooring and doors off to;

BEDROOM ONE 16' 1" x 11' 1" (4.92m x 3.38m) Having a front facing window with fitted blind, radiator, 2 x USB ports as well as 2 normal 3 plug sockets, central pendant, carpet flooring and a door to the ensuite.

ENSUITE 7' 5" x 7' 3" (2.27m x 2.22m) Comprising of a shower cubicle, dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window for privacy, part tiled walls, inset LED lights and vinyl flooring.

BEDROOM TWO 12' 8" x 12' 7" (3.88m x 3.85m) Having a rear facing window with fitted blind, radiator, central pendant and carpet flooring.

BEDROOM THREE 16' 6" x 8' 3" (5.03m Max x 2.54m) Having a front facing window with fitted blind, radiator, central pendant and carpet flooring.

BEDROOM FOUR 9' 0" x 9' 0" (2.76m x 2.75m) Having a rear facing window with fitted blind, radiator, central pendant and carpet flooring.

BATHROOM 9' 0" x 6' 7" (2.76m x 2.02m) Comprising of a panel bath with shower riser over and glazed shower screen, dual flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window for privacy, extractor fan, inset LED lighting part tiled walls and vinyl flooring.

FRONT ASPECT The property enjoys a pleasant position being set back from the road with a green space to the front planted with shrubs and trees giving a lovely outlook and enhancing kerb appeal. A paved pathway guides you to the front door, sheltered by a storm porch and softly lit by courtesy lighting. To the side, a generous tarmac drive offers ample off-road parking and leads to both the garage and rear garden gate.

GARAGE Having a manual up and over door, electric and lighting with courtesy lighting to the outside.

REAR GARDEN This generous west facing garden has a paved patio adjacent to the property with garden tap and courtesy lighting. Beyond, the lawn makes a great blank canvas for the green fingered gardener to create some bespoke landscaping. Wood panel fencing secures 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.

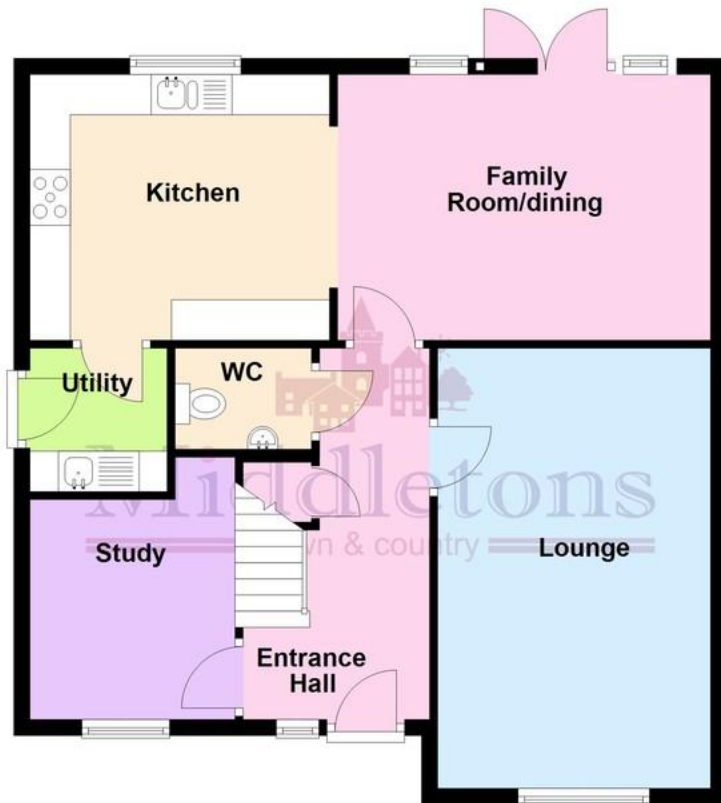
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Ground Floor



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		94
(81-91) B	86	
(69-80) C		
(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 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.