



MANSION HOUSE GARDENS, MELTON

MOWBRAY

Asking Price Of £350,000

Five Bedrooms



LINK-DETACHED HOUSE

CHAIN FREE

PRIVATE LANDSCAPED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

FIVE BEDROOMS

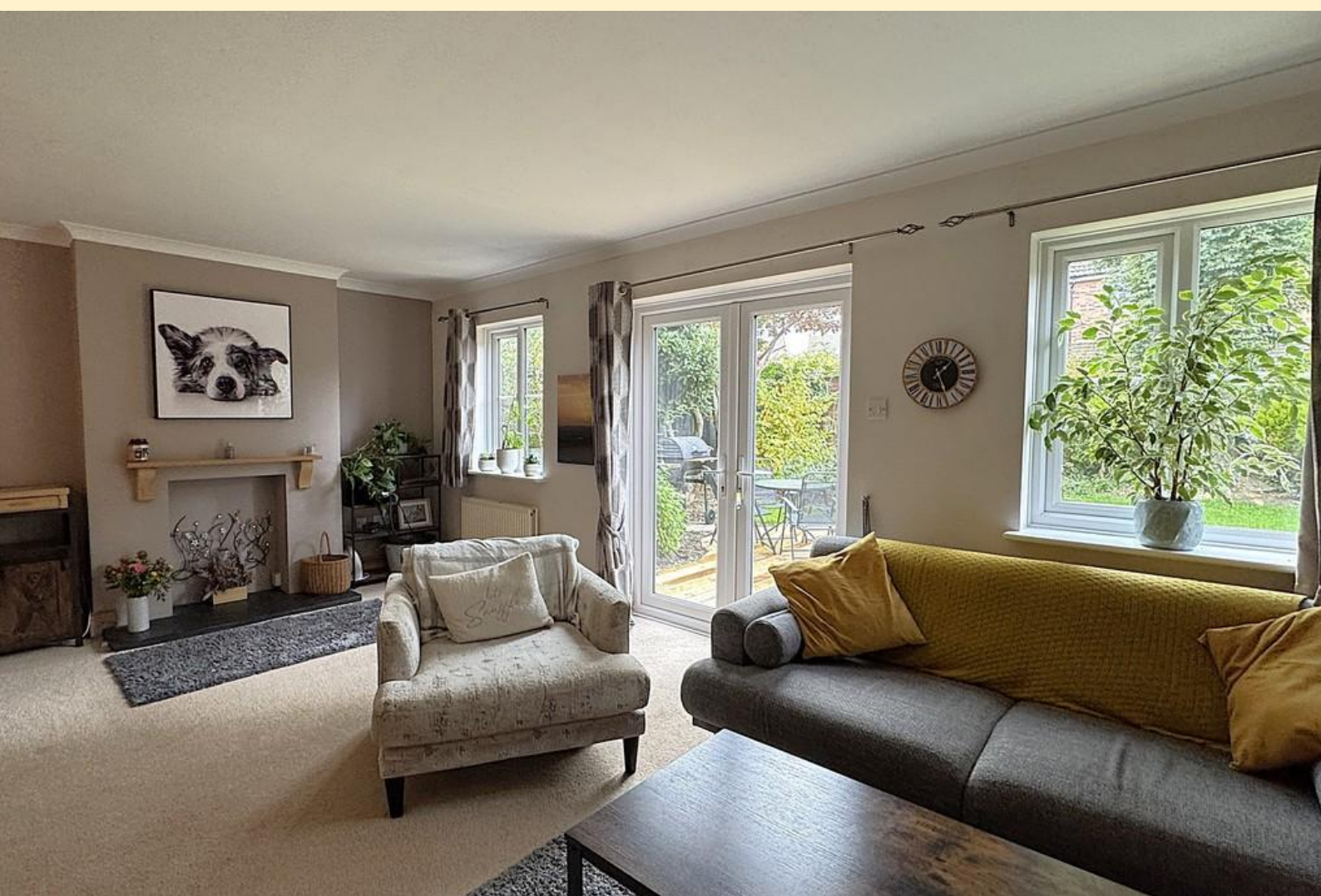
LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Offered with no onward chain, this spacious five bedroom link-detached family home is situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, breakfast kitchen and utility room to the ground floor. Five bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from ample off road parking, garage and a private landscaped rear garden.



ENTRANCE HALL Accessed from a secure gated side path to the side of the property, having stairs rising to the first floor, radiator, laminate wood flooring and doors off to;

CLOAKROOM Comprising of a low flush WC and wall mounted wash hand basin with tiled splash back, radiator, extractor fan and laminate wood flooring.

PORCH A charming storm porch greets you at the front of the property, featuring an obscure glazed door and matching side panel, perfectly balancing privacy with a soft infusion of natural light. Step through into the inner porch, where a further door leads directly into the dining room,

DINING ROOM 12' 7" x 11' 10" (3.85m x 3.62m) Having dual aspect windows dressed with blinds, allowing plenty of natural light to flood the room. Wood paneling to the walls, radiator and laminate wood flooring with doors off to the entrance hall and kitchen.

LOUNGE 19' 6" x 11' 3" (5.95m x 3.45m) This generous reception room has two windows and French doors to the garden making a great space to enjoy the garden all year round. A feature fireplace has both gas and electric connections with the added option of fitting a log burner should one be required. Two radiators ensure all year round comfort, TV aerial point, wall lighting and carpet flooring.

KITCHEN/BREAKFAST ROOM 11' 10" x 7' 4" (3.63m x 2.25m) Having dual aspect windows with fitted blinds allowing plenty of natural light, generous range of wall, base and drawer units topped with work surface's, breakfast bar and two circular stainless steel sinks with a flexi-hose mixer tap over. Integrated appliance comprise of a fridge, freezer, Neff electric oven and gas hob with extractor hood over. Wall unit concealing the central heating boiler, radiator, tiled flooring which continues through to the utility room.

UTILITY ROOM Fitted with a base unit topped with work surfaces, space and plumbing for both a dishwasher and a washing machine. A door from the utility room provides direct access to the garage.

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

BEDROOM ONE 14' 10" x 11' 10" (4.54m x 3.63m) Having two windows to the front aspect dressed with blinds and voile curtains, radiator, carpet flooring and a door through to the ensuite shower room.

ENSUITE 6' 6" x 6' 3" (1.99m x 1.93m) Comprising of a shower cubicle, wash hand basin with mixer tap with mirror above and a low flush WC. Tiled floor, radiator and extractor fan.

BEDROOM TWO 20' 7" x 8' 3" (6.28m x 2.53m) Having a Velux window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 11' 6" x 9' 7" (3.53m x 2.93m) Having a rear facing window, dressed with a blind, with views of the garden, radiator and carpet flooring.

BEDROOM FOUR 9' 6" x 8' 2" (2.92m x 2.5m) Currently used as a home office having a rear facing window with views of the garden, radiator and carpet flooring.

BEDROOM FIVE/DRESSING ROOM 12' 7" x 7' 3" (3.86m x 2.23m) Fitted out as a dressing room with bespoke Sharps wardrobes and drawers with mirror, shelving and inset lighting. Front facing window dressed with a blind and voile curtains, radiator and carpet flooring.

BATHROOM 6' 2" x 6' 2" (1.9m x 1.9m) Comprising of a panel bath with shower riser over and complimented with a glazed shower screen, vanity unit wash hand basin, heated towel rail and a dual flush WC. Obscure glazed window for privacy, tiled walls with back lit alcoves for storage, LED lighting and tiled flooring.

FRONT ASPECT The front garden is laid to gravel for easy maintenance bordered with an array of flower, shrubs and trees. Gated access to the side leading to the entrance hall doorway. Block paved drive providing ample off road parking and giving access to the garage.

GARAGE 20' 6" x 8' 3" (6.27m x 2.53m) This generous garage has an up and over door, power and light connected, personnel door to the utility room.

REAR GARDEN This private rear garden has been beautifully planted with established flower, shrub and mature trees to the boundary creating a natural screening. A decked seating area adjacent to the house with courtesy lighting makes a great space to sit and relax. Paving adjacent to the rear door of the garage benefits from a garden tap, electric sockets and storage unit. A formal lawn with stepping stones to a further seating area sheltered by an Ivy covered Arbour makes the most of the garden's sun.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC 	

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www.middletons.uk.com

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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.