



BURTON ROAD, MELTON MOWBRAY

Asking Price Of £675,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GARDEN BAR/GAMES ROOM

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

OPEN-PLAN KITCHEN DINER

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com





Beautifully appointed four bedroom detached house situated to the south side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises of; entrance hall, cloakroom, utility room, lounge, open-plan dining room, kitchen and garden room to the ground floor. Four good sized bedrooms, two having ensuite bathrooms and a family shower room to the first floor. Outside the property benefits from ample off road parking, double garage, large rear garden with its own bar and games room. The property has been fitted with CCTV to the front and rear, house alarm and electric gates to the front.

CLOAKROOM Comprising a close coupled WC and a vanity unit wash hand basin.

LOUNGE 19' 2" x 11' 10" (5.85m x 3.62m) Nicely proportioned room having a bay window to the front aspect and oak glazed bi-folding doors opening through to the dining room. Feature fireplace with electric fire, wood effect tiled flooring with underfloor heating.

DINING AREA 18' 5" x 11' 10" (5.62m x 3.62m) Being open-plan to the kitchen and garden room making a great entertaining space. Two original Yacht lights and a wall mounted bulk head light, two radiators and porcelain tiled flooring which continues through to the kitchen and garden room.

GARDEN ROOM 12' 11" x 11' 11" (3.96m x 3.65m) Having bi-fold doors with fitted blinds opening onto the rear garden and patio area making a great space to kick back and relax. A further window with fitted Plantation shutter blind to the side making the room light and airy, two radiators and porcelain flooring.

KITCHEN/BREAKFAST ROOM 10' 10" x 16' 2" (3.32m x 4.95m) Fitted with a contemporary range of wall, base and drawer units with under unit and kick board lighting, granite work surfaces, central island, sink and drainer with mixer tap over. Integrated appliances to include; dishwasher, fridge freezer, Stoves range cooker with a seven ring gas hob, griddle plate and wok burner, warming drawer and grill, Stoves extractor hood over. Recessed dimmer switch spotlights, two windows with Plantation shutter blinds, radiator, porcelain flooring and door to the utility room.

UTILITY ROOM 5' 4" x 7' 10" (1.65m x 2.40m) Having a work surface with sink and drainer unit with mixer tap over, space and plumbing for a washing machine and tumble dryer, porcelain tiled floor and external door to the side.

LANDING Taking the stairs from the entrance hall to the galleried landing having the loft hatch with pull down ladder to the boarded out attic space with lighting. Archway to the dressing area, oak doors to the bedrooms, radiator and carpet flooring.

DRESSING ROOM Archway from the landing into the dressing area which has fitted slide wardrobes, radiator, carpet flooring and an oak glazed door through to the master bedroom.

MASTER BEDROOM 19' 3" x 11' 7" (5.88m x 3.55m) Having two windows to the front aspect, two radiators, carpet flooring, air conditioning unit, light dimmer switches and oak door to the ensuite bathroom.

ENSUITE 11' 6" x 11' 10" (3.52m x 3.62m) Beautifully fitted out with a corner spa bath, walk-in shower with shower riser and fixed waterfall shower head, close coupled WC and a vanity unit wash hand basin. Porcelain tiled walls and flooring, radiator towel rail, large fitted mirror and light dimmer switches.

BEDROOM TWO 7' 9" x 14' 0" (2.38m x 4.27m) Having a window to the front aspect with fitted Plantation shutter blind, radiator, carpet flooring, in-built storage cupboard and oak door to the ensuite.

ENSUITE 6' 0" x 7' 4" (1.84m x 2.26m) Comprising of a corner shower cubicle, vanity unit wash hand basin and a close coupled WC. Obscure glazed window, towel radiator and tiled flooring.

BEDROOM THREE 11' 11" x 11' 2" (3.65m x 3.42m) Having a window to the rear aspect with fitted Plantation shutter blind, radiator, fitted mirrored double wardrobes, carpet flooring and light dimmer switches.

BEDROOM FOUR 7' 10" x 7' 9" (2.4m x 2.38m) Having a window to the rear aspect fitted with Plantation shutter blind, radiator and carpet flooring.

SHOWER ROOM 6' 11" x 7' 7" (2.12m x 2.32m) Comprising of a walk-in double shower cubicle, close coupled WC and a vanity unit wash hand basin. Window fitted with a Plantation shutter blind, towel radiator and tiled flooring.

OUTSIDE TO THE FRONT Accessing the property via an electric gate onto a generous block paved parking area, security lighting and CCTV camera, storm porch to the entrance and side gate to the rear garden.

GARAGE 21' 11" x 15' 1" (6.70m x 4.62m) Electric up and over door, power, water and lighting, electric air compressor and built in surround sound speaker. Door to the boiler room.

REAR GARDEN Paved patio area adjacent to the property, garden shed to the side, garden tap and electrical sockets, CCTV security camera, formal lawn with flower and shrubs beds, slate bed with water feature and lighting, paved pathway leading to the garden games room.

BAR/GAMES ROOM 21' 3" x 18' 0" (6.5m x 5.5m) This fantastic addition to this family home offers a great space to socialize and play your favorite games. Having bi-fold doors to the garden, dual aspect windows with fitted Plantation shutter blinds, fitted bar area, Wi-Fi connection, electric radiators, laminate wood flooring, snug area measuring 4.34m x 2.43m.

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.







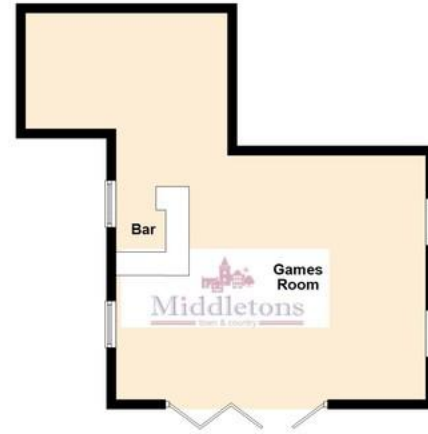
Ground Floor



First Floor



Outbuilding



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

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