



## **BYRON WAY, MELTON MOWBRAY**

**Asking Price Of £400,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS SHOWER ROOM**

**CHAIN FREE**

**LOCAL AMENITIES NEARBY**

**GENEROUS DRIVEWAY**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND**

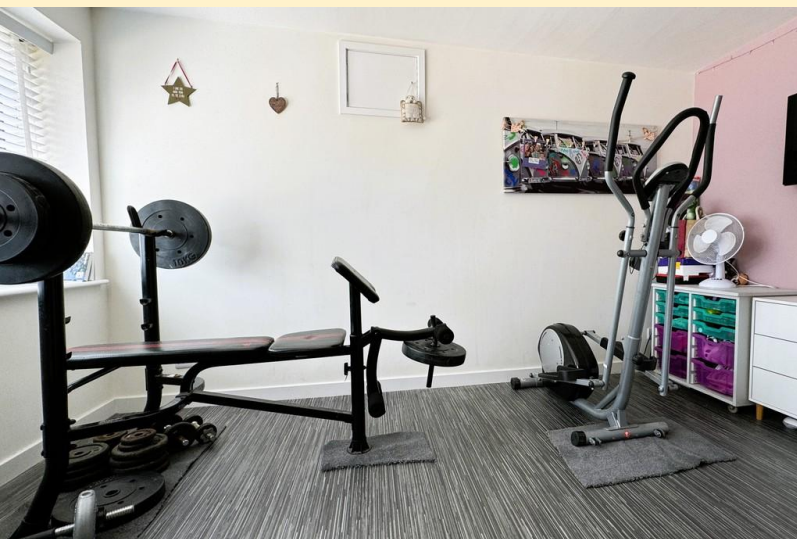
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Offered with no upward chain, detached four bedroom house occupying a generous corner plot. Situated to the north side of Melton Mowbray within walking distance of local schools and amenities.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, utility room, shower room and family room to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking and a good sized rear garden.

**ENTRANCE HALL** Stylish composite door into the spacious entrance hall having stairs rising to the first floor, radiator, ceramic tiled flooring and oak doors off to;

**LOUNGE** 18' 6" x 13' 3" (5.64m x 4.05m) Nicely proportioned room having two windows to the front aspect with fitted blinds, two radiators, TV aerial point, carpet flooring and opening through to the dining room.

**DINING ROOM** 11' 1" x 9' 3" (3.38m x 2.84m) Having French doors opening out onto the rear garden making a pleasant space to entertain, radiator, ceramic tiled flooring and an oak door through to the kitchen.

**KITCHEN** 11' 1" x 15' 1" (3.38m x 4.6m) Modern high gloss wall, base and drawer units with return Corian work surfaces over, under mount one and a half bowl sink unit with mixer tap over, integrated appliances to include an eye level Hotpoint double oven, Prima induction hob, extractor hood, fridge and dishwasher. Two windows to the rear aspect, inset LED lighting, vertical radiator, ceramic tiled flooring and oak door to the utility room.

**UTILITY ROOM** 5' 2" x 11' 3" (1.6m x 3.45m) In keeping with the kitchen, fitted with wall, base and drawer units with return Corian work surfaces over. External door to the rear garden, two built-in storage cupboards, one housing the central heating boiler and the other having plumbing for a washing machine. Ceramic tiled flooring and oak door to the shower room.

**SHOWER ROOM** 5' 4" x 2' 10" (1.65m x 0.88m) Comprising of a low flush WC, wall mounted wash hand basin, shower cubicle and a towel rail. Extractor fan, Ceramic tiled walls and flooring,

**FAMILY ROOM** 8' 2" x 12' 11" (2.51m x 3.96m) A versatile space which could serve as a playroom or home study, having a window to the front aspect with fitted blinds, radiator and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect and doors off to;

**BEDROOM ONE** 12' 1" x 11' 6" (3.69m x 3.52m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

**BEDROOM TWO** 9' 11" x 12' 2" (3.04m x 3.72m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

**BATHROOM** 6' 1" x 8' 2" (1.87m x 2.5m) Comprising of a panel bath with rinser attachment over, close coupled WC, vanity unit wash hand basin, shower cubicle with waterfall head and hand held shower attachment, heated towel rail. Obscure glazed window, LED lighting, extractor fan and porcelain tiled walls and flooring.

**BEDROOM THREE** 9' 11" x 9' 2" (3.04m x 2.8m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

**BEDROOM FOUR** 9' 3" x 7' 10" (2.83m x 2.41m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Gravel driveway providing generous off road parking with wood panel fencing to the side boundary.

**REAR GARDEN** Having a flagstone patio adjacent to the house, garden tap, courtesy lighting, raised formal lawn with flower and shrub beds, garden shed and wood panel fencing to the boundary with gated access to the front.

**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



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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 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.