



## LANCERS DRIVE, MELTON MOWBRAY

Asking Price Of £345,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO THE MAIN BEDROOM

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH-WEST SIDE OF MELTON  
MOWBRAY

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)









Modern four bedroom detached house situated on a quiet cul-de sac to the north-west side of Melton Mowbray, within walking distance of open countryside. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough

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



**ENTRANCE HALL** Composite door and window to the side aspect, stairs rising to first floor, understairs storage cupboard, tiled floor, radiator and doors off to the cloakroom, lounge, dining room and kitchen.

**CLOAKROOM** 2' 8" x 5' 10" (0.82m x 1.8m) Comprising of a low flush WC, vanity unit wash hand basin, obscure glazed window, radiator and a tiled floor.

**DINING ROOM** 10' 10" x 9' 6" (3.31m x 2.92m) Having a window to the front aspect, radiator and laminate wood flooring.

**LOUNGE** 11' 10" x 15' 10" (3.63m x 4.85m) Having a window and patio doors to the conservatory, two radiators, feature fireplace with inset coal effect gas fire and carpet flooring.

**KITCHEN** 10' 9" x 9' 5" (3.29m x 2.88m) Fitted with modern wall, base and drawer units with work surfaces over, sink and drainer unit with mixer tap over, space and plumbing for a dish washer, tiled splash backs, integrated double electric oven, gas hob with extractor hood over. Window over looking the rear garden, radiator, ceiling spotlights and tiled flooring. Door to the utility room.

**UTILITY ROOM** 6' 8" x 5' 5" (2.05m x 1.66m) Having a work surface with space and plumbing for a washing machine under, wall units, space for fridge/freezer, gas central heating boiler, radiator, extractor fan, tiled floor and splash backs. External door to the side.

**CONSERVATORY** Dwarf wall base and UPVC construction having french doors to the patio, tiled flooring and with power and light connected.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having hatch access to partially boarded loft space, airing cupboard housing the hot water cylinder and doors off to;

**MAIN BEDROOM** 13' 7" x 14' 1" (4.16m x 4.31m) Having a window to the front aspect, radiator, built in wardrobes, carpet flooring and door to the ensuite.

**ENSUITE** 6' 8" x 3' 11" (2.04m x 1.21m) Comprising of a shower cubicle, pedestal wash hand basin and low flush WC. Obscure glazed window, extractor fan, electric shaver point, radiator and tiled flooring.

**BEDROOM TWO** 10' 11" x 12' 1" (3.35m x 3.69m) Having a window to the rear aspect, radiator, built in wardrobe cupboard and carpet flooring.

**BEDROOM THREE** 8' 4" x 13' 5" (2.56m x 4.11m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM FOUR** 10' 1" x 8' 3" (3.09m x 2.54m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 10" x 6' 10" (1.8m x 2.10m) Comprising of a low flush WC, vanity unit wash hand basin, heated towel rail, paneled bath with shower over and glazed shower screen. Obscure glazed window, tiled splash backs and cushioned vinyl flooring.

**FRONT ASPECT** Having a block paved driveway providing ample off road parking and giving access to the garage. Side gate to the rear garden and an electric car charging point.

**GARAGE** 8' 2" x 18' 1" (2.51m x 5.52m) Having an up and over door. power and light connected.

**REAR GARDEN** South facing garden having a paved patio area adjacent to the house, garden tap, formal lawn, garden shed, raised planter and wood panel fencing to 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.

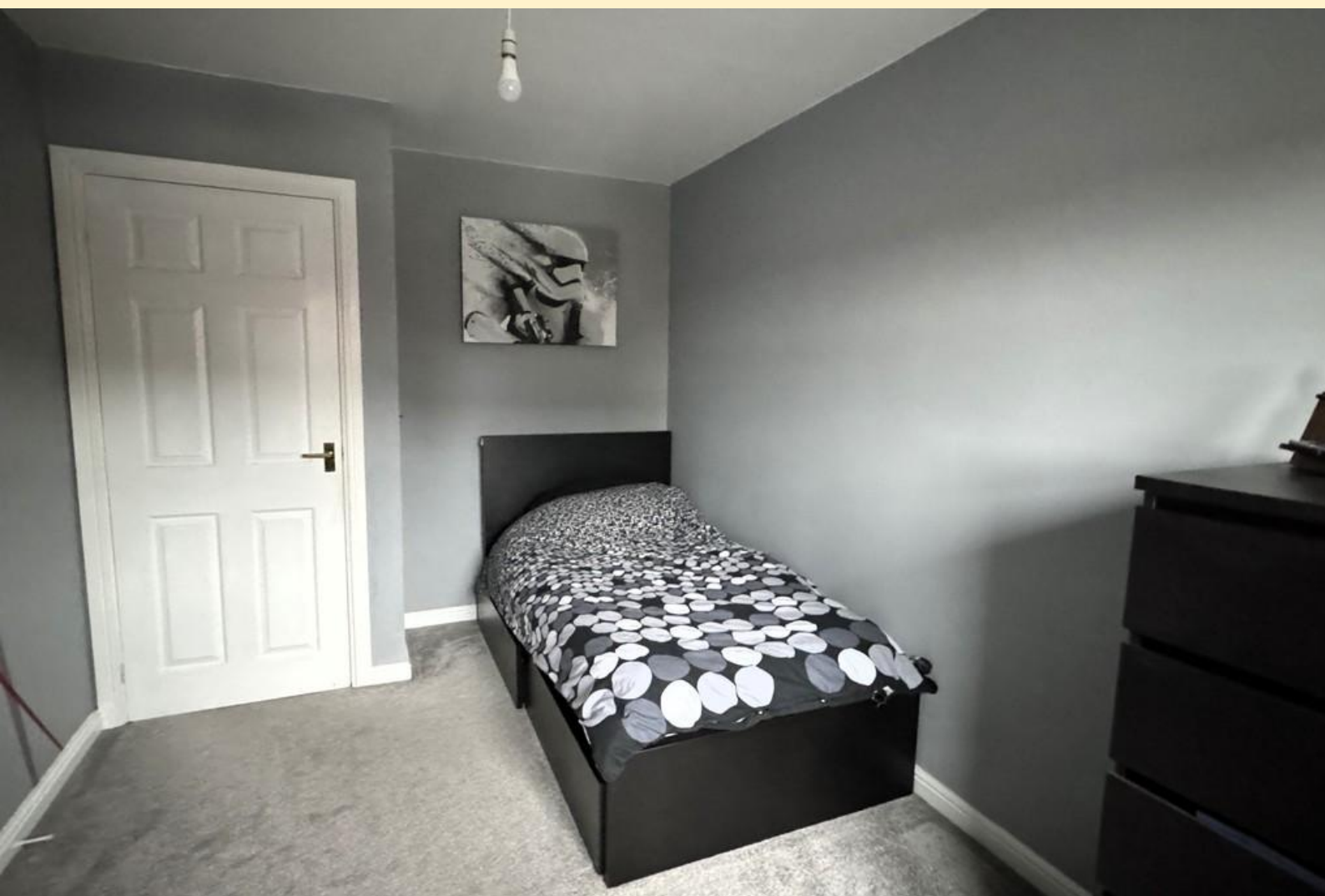
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.





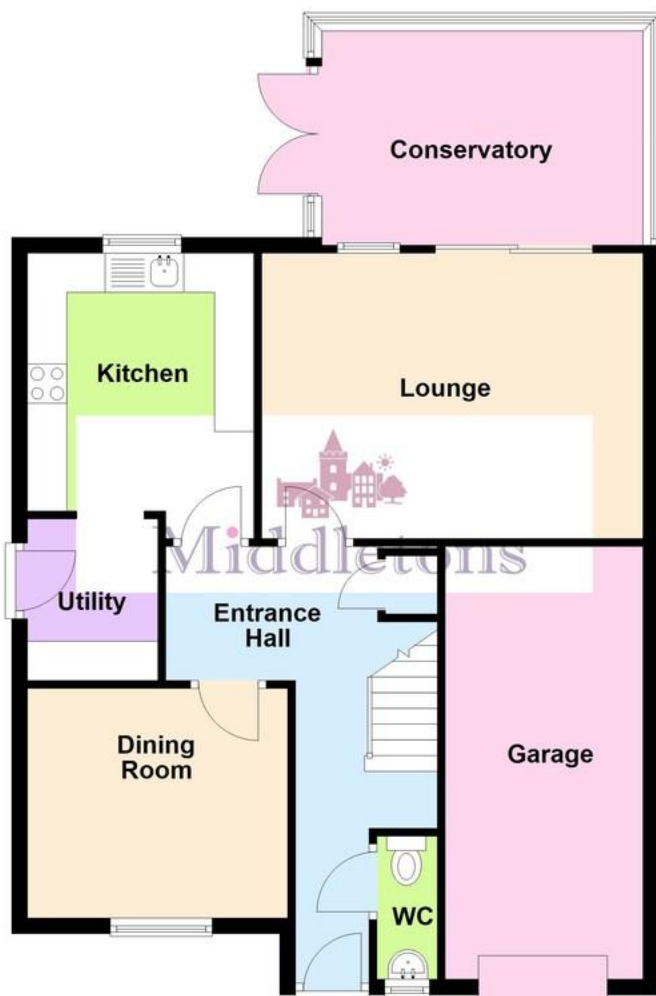




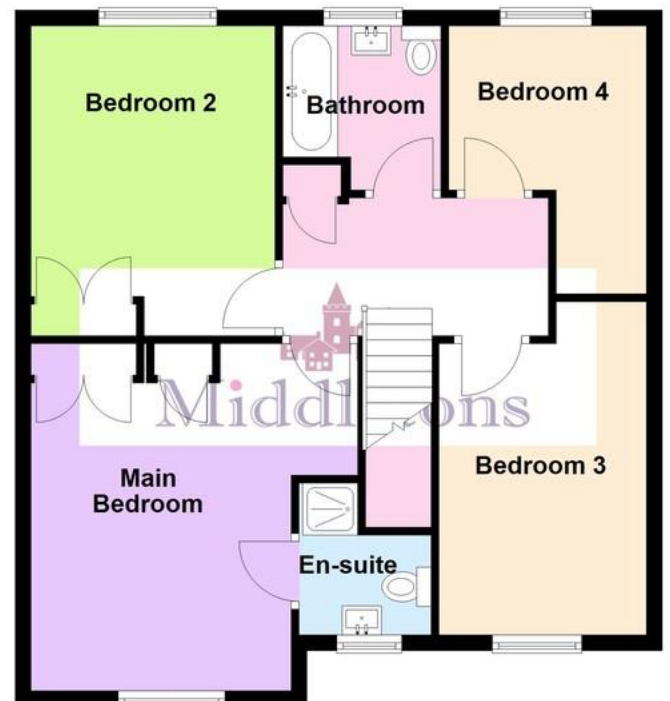




## Ground Floor



## 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+) <b>A</b>                                   |  |                             |
| (81-91) <b>B</b>                                 |                                                                                     |                                                                                                                |
| (69-80) <b>C</b>                                 |                                                                                     |                                                                                                                |
| (55-68) <b>D</b>                                 |                                                                                     |                                                                                                                |
| (39-54) <b>E</b>                                 |                                                                                     |                                                                                                                |
| (21-38) <b>F</b>                                 |                                                                                     |                                                                                                                |
| (1-20) <b>G</b>                                  |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs      |                                                                                     |                                                                                                                |
| <b>England &amp; Wales</b>                       |                                                                                     | EU Directive<br>2002/91/EC  |
| <a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a> |                                                                                     |                                                                                                                |

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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.