



## **ROSS CLOSE, MELTON MOWBRAY**

**Asking Price Of £410,000**

**Four Bedrooms**

**Freehold**

**DETACHED HOUSE**

**DOUBLE GARAGE**

**DOWNSTAIRS CLOAKROOM**

**CLOSE TO LOCAL SCHOOLS**

**DESIRABLE LOCATION**

**AMPLE OFF ROAD PARKING**

**NEAR TO MELTON COUNTRY PARK**

**NORTH SIDE OF MELTON MOWBRAY**

**01664 566258**

**info@middletons.uk.com**



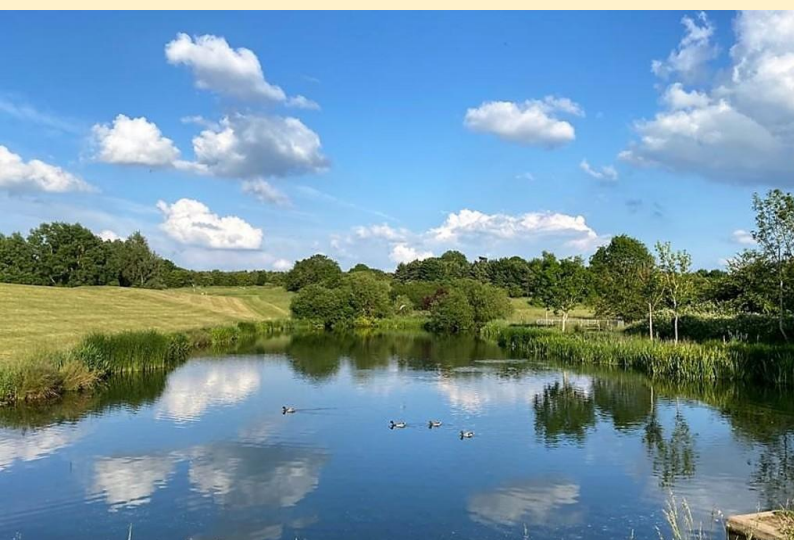






Four bedroom detached house with a detached double garage situated to the North of Melton Mowbray on the much sought after Thorpe Park estate. Ideally situated for commuting to Grantham, Leicester, Nottingham and Newark.

The accommodation in brief comprises of; Entrance hall, cloakroom, lounge, dining room, breakfast kitchen and utility room to the ground floor. Master bedroom with ensuite, a further three bedrooms and a family bathroom to the first floor. The property also benefits from off road parking, double garage and a good sized rear garden.



#### ENTRANCE HALL

Entering into the spacious entrance hall with stairs rising to the first floor landing, radiator, laminate wood flooring and doors off to;

#### CLOAKROOM

Having a low flush WC, wall mounted wash hand basin, radiator, tiled flooring and an obscure glazed window.

#### LOUNGE

23' 1" x 11' 7" (7.05m x 3.54m)

Nicely proportioned room having a double glazed window to the front aspect, patio doors opening onto the rear garden, feature fireplace with remote control gas fire, two radiators and carpet flooring.

#### DINING ROOM

16' 5" x 9' 9" (5.02m x 2.99m)

Having a double glazed bow window overlooking the rear garden, radiator and carpet flooring.

#### KITCHEN/BREAKFAST ROOM

14' 7" x 10' 5" (4.46m x 3.18m)

Fitted with a good range of wall and base units, roll edge work surfaces, inset one and a half bowl sink and drainer, integrated appliances to include; Fridge, eye level double oven and gas hob with extractor over. Space and plumbing for a dishwasher, space for a freestanding freezer, room for a breakfast table, radiator, tiled flooring, two dual aspect double glazed windows and a part glazed door to the garden.

#### UTILITY ROOM

Having space and plumbing for both a washing machine and tumble dryer under the work surface, wall mounted combi boiler, radiator and a double glazed window.

#### UPSTAIRS LANDING

Taking the stairs from the entrance hall to the first floor having two double glazed windows to the front, one of the being a decorative arched window, double door storage cupboard, radiator, carpet flooring and doors off to;

#### MASTER BEDROOM

11' 10" x 11' 3" (3.63m x 3.45m)

Having a double glazed window to the rear aspect, radiator, fitted wardrobes and drawers and door through to the en suite.

#### EN SUITE

9' 2" x 6' 2" (2.8m x 1.9m)

Comprising of a single shower cubicle, vanity unit wash hand basin, shaver point, low flush WC, extractor fan, part tiled walls, tiled floor and an obscure glazed window.

#### BEDROOM TWO

11' 4" x 9' 9" (3.47m x 2.98m)

Having a double glazed window to the rear aspect, fitted wardrobe and top boxes to accommodate two single beds, radiator and carpet flooring.

#### BEDROOM THREE

10' 11" x 11' 5" (3.33m x 3.48m)

Having a double glazed window to the front aspect, radiator and carpet flooring.

#### BEDROOM FOUR

7' 8" x 9' 8" (2.35m x 2.97m)

Currently used as a home office, having a double glazed window to the front aspect, radiator and carpet flooring.

#### BATHROOM

8' 4" x 7' 2" (2.56m x 2.2m)

Comprising of a pedestal wash hand basin, low flush WC, panel bath with mixer tap and shower attachment, radiator, part tiled walls, tiled floor and an obscure glazed window.

#### OUTSIDE TO THE FRONT

Tarmac driveway with decorative shingle beds for potted plants, canopy porch and gate to the side giving access to the rear garden.

#### DOUBLE GARAGE

17' 10" x 17' 2" (5.44m x 5.25m)

Having two up and over manual doors, strip lighting and a personnel door giving access to the side.

#### REAR GARDEN

Paved patio area adjacent to the house with further paving continuing to the side gate, decorative shingle beds, formal lawn with mature shrub beds, garden shed and summer house. The boundary is secured on all sides with wood panelling.

#### USEFUL INFORMATION

Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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 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.