

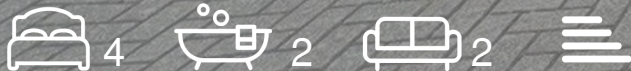


# 235 NOTTINGHAM ROAD

MELTON MOWBRAY, LE13 0NS

Offers in the region of

**£399,950**



## ACCOMMODATION

A fantastic opportunity to acquire this very spacious DETACHED FOUR bedroom residence located on a leafy avenue at the top of Nottingham Road. The property required internal modernisation and is an ideal project for a family looking for a blank canvas.

The property has uPVC glazing, gas fired heating and has been extended to the rear with further scope to develop and extend to the sides.

The property comprises of entrance hall, sitting room, dining room, breakfast kitchen, utility room, WC, office, four spacious bedrooms to the first floor and family bathroom. Outside there is ample off road parking to the front and to the rear there is a mature rear garden mainly slabbed but would be ideal for landscaping. There is also a brick built summer house within the garden.

The property is ideally situated for commuting to both Leicester/Nottingham and Loughborough.

### SUMMARY

The property has two reception rooms and an extended kitchen dominate the ground floor at Nottingham Road, with a separate Utility room complementing the kitchen perfectly.

The living room is the ideal space for relaxing while the dining room gives you a space to entertain guests or use for formal occasions. Double doors open into a very generous kitchen, and while you will want to replace and re-fit, there is space for it to be well equipped for a modern family and even take a table and chairs. For those buyers that work from home, or have children studying, a home office space has been created away from the main living area, which also helps keep all four





bedrooms free for their intended purpose. Completing the accommodation downstairs is a shower room with WC.

As well as the front entrance porch, there is also a side entrance.

Upstairs you'll find four bedrooms and a family bathroom. The rear bedroom is very large with views over the garden.

Outside, you'll find a superb rear garden with a separate summer house. The mature garden is both paved and lawned and there is access to the garage suitable for a vehicle, extra storage or the **VIEWING** strictly by appointment only to **Stewart & Son Property Services Limited**, 100 North Road, Melton, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, gas, water and drainage.

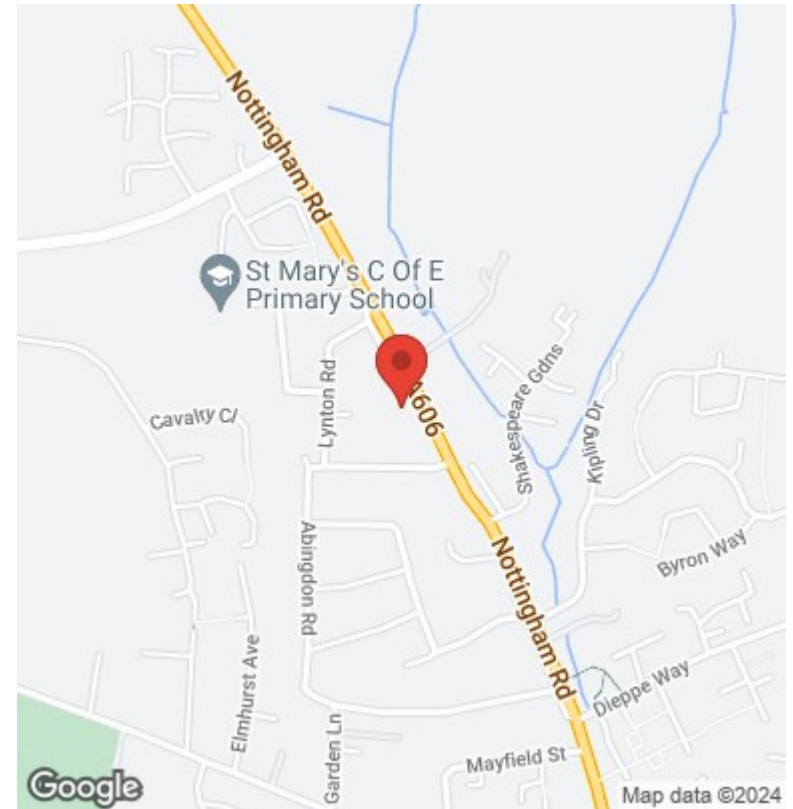
**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
65-80	C		
49-64	D		
34-48	E		
19-33	F		
1-18	G		

Not energy efficient - higher rating recommended

England & Wales EU Directive 2002/91/EC