



**49 Burton Road, Melton Mowbray, LE13 1DL**  
**£575,000**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



## 49 Burton Road Melton Mowbray LE13 1DL

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This impressive extended five bedroom detached house tucked away at the end of a private driveway, surrounded with mature secluded gardens. Offers a private yet inviting living space, making it an ideal choice for a family home.

The property presents an excellent opportunity for those looking to settle in a charming area with a strong sense of community.

Do not miss the chance to make Burton Road your new home in Melton Mowbray.







Kitchen



Dining Room

## DESCRIPTION

CANOPY ENTRANCE PORCH with half glazed door leading to:-

LARGE RECEPTION HALLWAY with ceramic tiled flooring, radiator and staircase to First Floor with storage cupboard below.

CLOAKROOM/W.C. having window to the rear, w.c. and wash basin.

BOILER ROOM housing the central heating boiler and hot water system.

LOUNGE having window to the rear and patio doors to the side leading to the garden, fire surround with tiled hearth and back cloth and fitted gas fire, radiator.

DINING/SITTING ROOM having square bay window to the front and a further window to the side, radiator and log burner (gas connection is available).

STUDY having window to the front, radiator and telephone/Internet points.

LARGE DINING KITCHEN having window to the rear, an extensive range of fitted oak fronted base, drawer and wall units, contrasting work surfaces with textured 1½ bowl sink top, Rangemaster dual fuel cooker, chimney-style extractor hood, integrated dishwasher, space for American-style fridge freezer, tiled splashbacks and flooring and radiator. Door to:-

UTILITY ROOM with door to the side giving access to the garden, a range of base units with work surfaces above, inset stainless steel sink top, plumbing for appliances, radiator and extractor fan.

FIRST FLOOR PART GALLERIED LANDING having window to the front, storage cupboard, radiator and loft access.

MASTER BEDROOM having window to the rear and a further window to the side, radiator, a range of built-in wardrobes and door to:-

EN-SUITE SHOWER ROOM having window to the rear, suite comprising w.c., wash basin and corner shower cubicle and fully tiled walls.

BEDROOM TWO having square bay window to the front, radiator and built-in wardrobes.

EN-SUITE SHOWER ROOM having window to the side with suite comprising w.c., wash basin and tiled shower cubicle and radiator.

BEDROOM THREE having window to the rear, radiator and built-in wardrobes.

BEDROOM FOUR having window to the rear and radiator.

BEDROOM FIVE having window to the front and radiator.

FAMILY BATHROOM having window to the side, white suite comprising w.c., wash basin and Jacuzzi/air bath, ceramic tiled splashbacks and floor, radiator.

OUTSIDE offers a gravelled driveway and parking area for several vehicles which in turn leads to a detached double garage with up-and-over door. To the rear and side are the main gardens which are extremely private being surrounded by mature trees and shrubs. There are patio areas, extensive lawns, well stocked flower and shrub beds, vegetable garden and gated access to the driveway.





Master Bedroom



Bathroom

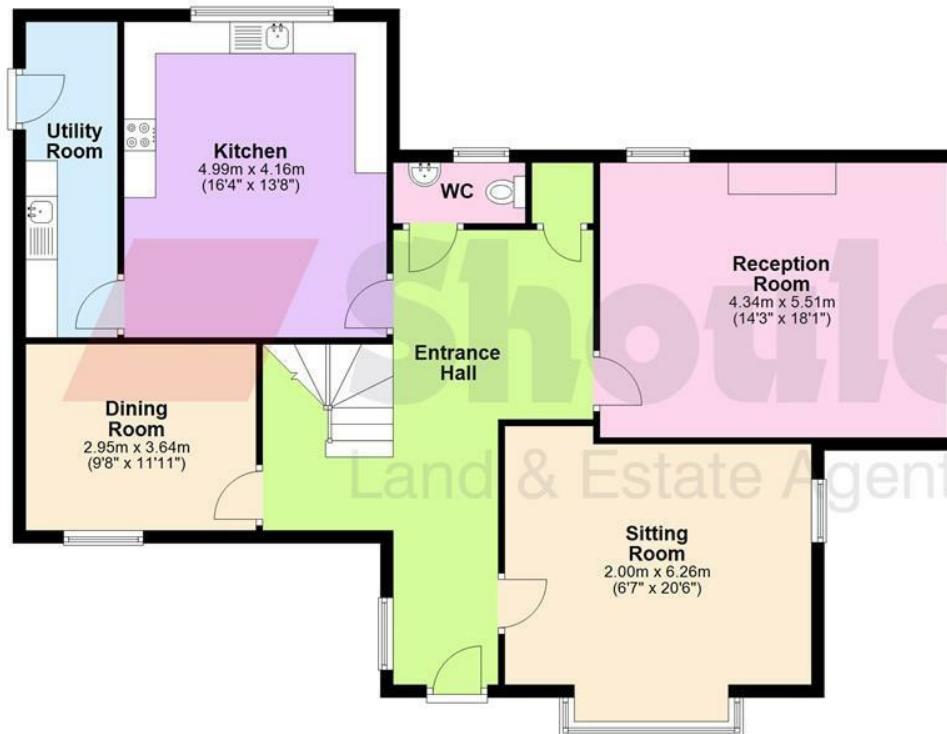


Bedroom 3



Bedroom 2

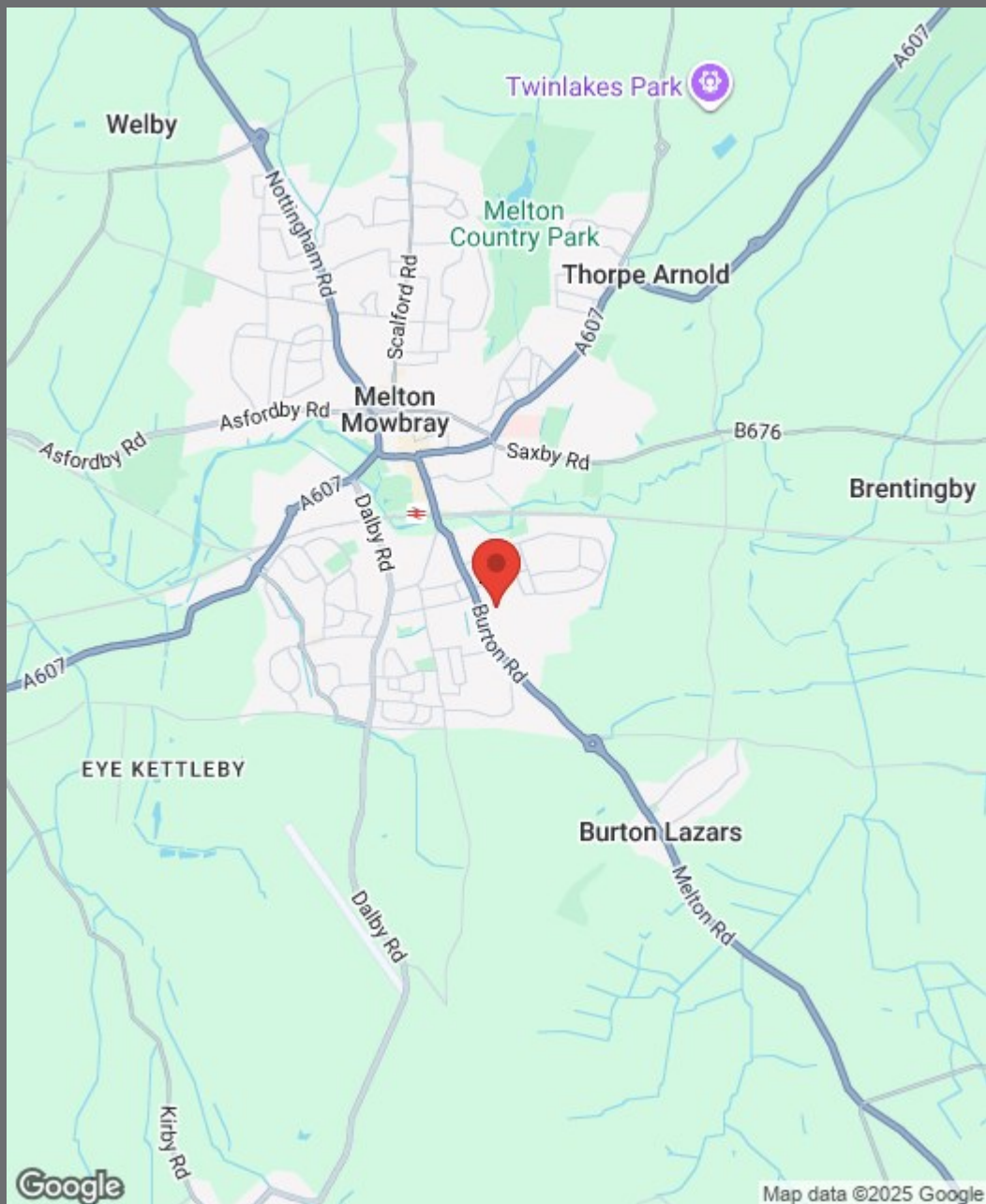
Ground Floor



First Floor







Garden

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- FIVE BEDROOM
- MATURE GARDENS
- GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN
- OFF STREET PARKING



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