



63 Burton Road, Melton Mowbray, LE13 1DL

Offers in the region of £595,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

63 Burton Road Melton Mowbray LE13 1DL

A fine and substantial detached arts and crafts inspired residence occupying a sizable plot located on a leafy sought after road on the south side of Melton Mowbray.

The four bedroom family home was built in 1938 and is full of charm and character with original oak panel flooring, original doors and brass hardware, oak bannisters, leaded hardwood bay windows, floor standing cast iron radiators and picture rails to most rooms. Outside the property has a substantial rear garden well planted with mature trees, shrubs and hedging. The garden also has a bespoke brick base greenhouse.

The residence comprises of entrance porch, entrance hallway, sitting room, dining room, kitchen, office, three brick outhouses (workshop/utility room and WC) with the stairwell leading to the landing with doors to four bedrooms (three doubles) and a modern re-fit bathroom and another separate WC.

The property is ideally located for access to both Melton and Oakham with the train station being a 10 minute walk away. The Melton Vale sixth form college is also located a 5 minute walk up the road.





Kitchen



SUMMARY

The property is accessed via a gated driveway to a block paved drive with parking for several cars, to the front there is a car port, single garage with power and light connected and a large front garden with side access to the rear.

Entered via a hardwood door to porch with quarry tiled floor with further leaded hardwood glazed door to entrance hall with the oak staircase leading to the first floor landing and an original oak floor.

The sitting room is a light and airy room with gas fire with pine surround, bay window overlooking the gardens and the sliding doors to dining room. The dining room is a spacious room with windows overlooking the rear garden and a door leading to the home office which features a leaded bow window.

The kitchen is a contemporary kitchen with a range of eye and base level units, granite effect laminate worktops and extractor fan. There is also a freestanding Rayburn oven and the walls are tiled in a period white brick tile adding to the character of the building. The door leads to the passageway with doors to three outhouses which comprise of WC with high flush cistern and electric radiator, utility room and a workshop.

The stairwell leads to the large and impressive landing with solid oak staircase and flooring. Doors leading to four bedrooms, three of which are substantial double rooms with solid oak floors, an original fire surround and the master having a sink in vanity unit.

The master bathroom has been refit to a modern and sympathetic standard with low flush WC, sink in vanity unit, bath, chrome heated towel rail, storage cupboards and shower enclosure. There is also a further separate WC which is ideal for family living.

The rear garden has a large patio area and is mainly laid to lawn with a vast range of mature shrubs and trees. There is also a brick based greenhouse, pond and raised vegetable beds to the far end of the plot.

IMPORTANT PROPERTY INFORMATION

FREEHOLD : vacant possession on completion.

EPC Rating TBC (on order)

Council Tax Band : F.

Services : Mains gas, water, electric and drainage.

Viewings : Strictly by appointment with Shouler & Son .

Internet : ADSL and Fibre.

DISCLAIMER

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Bedroom



Bedroom



Bedroom



Bathroom

Ground Floor

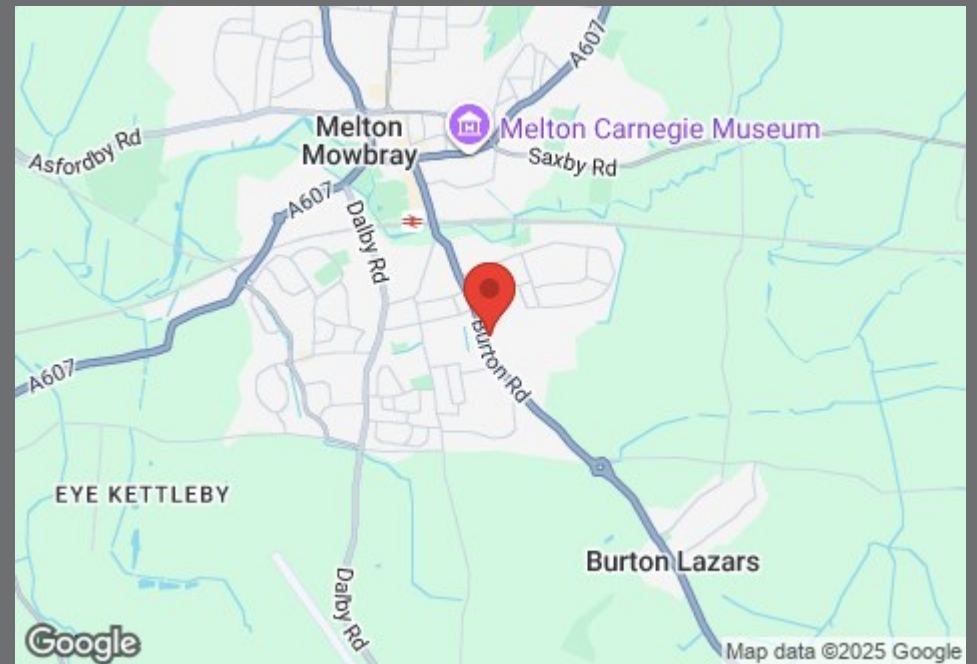


First Floor





Patio and Garden



Garden

- OCCUPYING SUBSTANTIAL PLOT
- SOUGHT AFTER STREET
- SOUTH OF MELTON MOWBRAY
- LARGE GARDENS FRONT AND REAR
- SINGLE GARAGE AND CAR PORT
- ART DECO PERIOD FEATURES
- FOUR BEDROOMS
- THREE RECEPTION ROOMS (INC KITCHEN)
- HOME OFFICE
- DOUBLE GLAZED TIMBER & uPVC WINDOWS



inspector.ants.hang



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