



52 Kings Road, Melton Mowbray, Leicestershire, LE13 1QF
£325,000



Chartered Surveyors & Estate Agents

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A charming Edwardian double-bay semi-detached house with a mature walled garden offering spacious accommodation with two well-proportioned reception rooms, four good-size bedrooms and two bath/shower rooms, situated within walking distance of the town centre amenities, local schools and railway station.



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No 52 Kings Road retains to this day a lot of its period charm and offers a tastefully appointed accommodation with feature fireplaces to the reception rooms and bedrooms. Benefiting from gas-fired central heating system, the interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Lounge, separate Dining Room, Breakfast Kitchen with range cooker, Rear Lobby, useful Utility Room and Pantry;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further good-size Bedrooms, Family Bathroom.

OUTSIDE: to the rear of the property lies a very private walled garden with a paved patio, lawn with established fruit trees and well-stocked borders, brick-built shed and WC, log store, raised vegetable beds and an original greenhouse.

ACCOMMODATION

GROUND FLOOR

Porch

Traditional recessed porch, characteristic of the Edwardian Era, featuring a beautiful stained-glass wooden door with matching transom and side panels which leads to:

Entrance Hall 5.03m x 1.68m (16'6" x 5'6")

Original ornate tiled floor, radiator, staircase with open spindles leading to first floor.

Lounge 4.90m x 3.61m (16'1" x 11'10")

Open fireplace set in feature wooden surround with tiled inset, matching tiled hearth and brass fender, radiator, picture rail, single-glazed sash bay window to front.

Dining Room 4.27m x 3.66m (14'0" x 12'0")

Elegant Art Deco fireplace housing coal-effect gas fire, fitted alcove display shelving to either side of the fireplace, radiator, picture rail, single-glazed sash bay window to front.

Breakfast Kitchen 3.66m x 3.30m (12'0" x 10'10")

Range of modern fitted units incorporating, wood-effect worktops, inset 1.5-bowl single drainer ceramic sink with mixer tap and base cupboard and drawer units. Integrated appliances comprise dishwasher, fridge-freezer and extractor hood. Included in the sale is a range cooker.

Traditional full-height alcove cupboards, radiator, quarry tiled floor, single-glazed sash window providing a pleasant outlook over the walled rear garden.

Rear Lobby 1.65m x 1.52m (5'5" x 5'0")

Under-stairs storage cupboard, quarry tiled floor, external wooden door to the rear garden.

Utility Room 3.02m x 2.67m (9'11" x 8'9")

Fitted worktop with inset single drainer stainless steel sink, space and plumbing for washing machine, space for a tumble dryer, quarry tiled floor,

single-glazed sash window overlooking rear garden, door to Pantry.

Walk-in Pantry 2.87m x 1.52m (9'5" x 5'0")

Ample fitted shelving, single-glazed window to rear.

FIRST FLOOR

Landing

Handrail with open spindles, single-glazed window providing views over rear garden, loft hatch with retractable ladder giving access to a large fully boarded and insulated roof space which offers potential for conversion, subject to planning permission.

Bedroom One 4.39m x 3.68m (14'5" x 12'1")

A generously proportioned Master Bedroom with three radiators, picture rail and sash bay window with secondary glazing to front.

En-suite Shower Room 3.35m x 1.37m (11'0" x 4'6")

White suite comprising low-level WC, pedestal hand basin and corner shower cubicle. Fully tiled splashbacks, radiator, obscure glazed window to front.

Bedroom Two 4.95m x 3.63m (16'3" x 11'11")

Another large double bedroom featuring a cast-iron fireplace, three radiators, picture rail and sash bay window with secondary glazing to front.

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Bedroom Three 3.07m x 3.10m (10'1" x 10'2")

A further well-proportioned double bedroom with period cast-iron fireplace, radiator, varnished floorboards, picture rail and single-glazed sash window with garden views to rear.

Bedroom Four 3.18m x 1.85m (10'5" x 6'1")

A single bedroom with cast-iron fireplace, radiator, picture rail and single-glazed sash window to side.

Bathroom 3.33m x 1.75m (10'11" x 5'9")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower and fitted glass screen. Fully tiled splashbacks, radiator, varnished floorboards, obscure glazed sash window to rear.

OUTSIDE

Front Garden

The front garden is bounded by mature conifer hedging with iron hand gate and includes a central pathway leading to the front door with low-maintenance gravel borders to either side.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The lovely walled rear garden enjoys a high degree of privacy and has been arranged to include a paved patio area immediately to the rear of the house, lawn with inset fruit trees, borders stocked with an array of

shrubs, bushes and plants, brick-built outbuilding housing garden shed and WC, log store and raised vegetable beds. A particular feature of this peaceful retreat is an original Edwardian greenhouse.

Parking

On-street parking.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast, Ultrafast)
Mobile signal availability:
Indoor: O2 - voice likely, data limited, Vodafone - voice likely, data limited, EE and Three - voice and data limited.
Outdoor: O2, Vodafone, EE, Three - voice and data likely
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

MELTON MOWBRAY

Melton Mowbray is a thriving market town in eastern Leicestershire. Within the centre there are all facilities including a good range of shops catering for most

needs together with a produce market every Tuesday and Saturday.

In the town there are also a good range of schools catering for children of all ages and some good private schools close by in Oakham.

For commuters it is handily positioned with ease of access to Nottingham, Leicester, Oakham and Grantham. In addition there is a British Rail station where there are frequent services to Leicester and the Midlands, and eastwards to Oakham, Stamford and Peterborough.

COUNCIL TAX

Band A
Mowbray District Council. Telephone 01664 502502

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

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N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves

by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

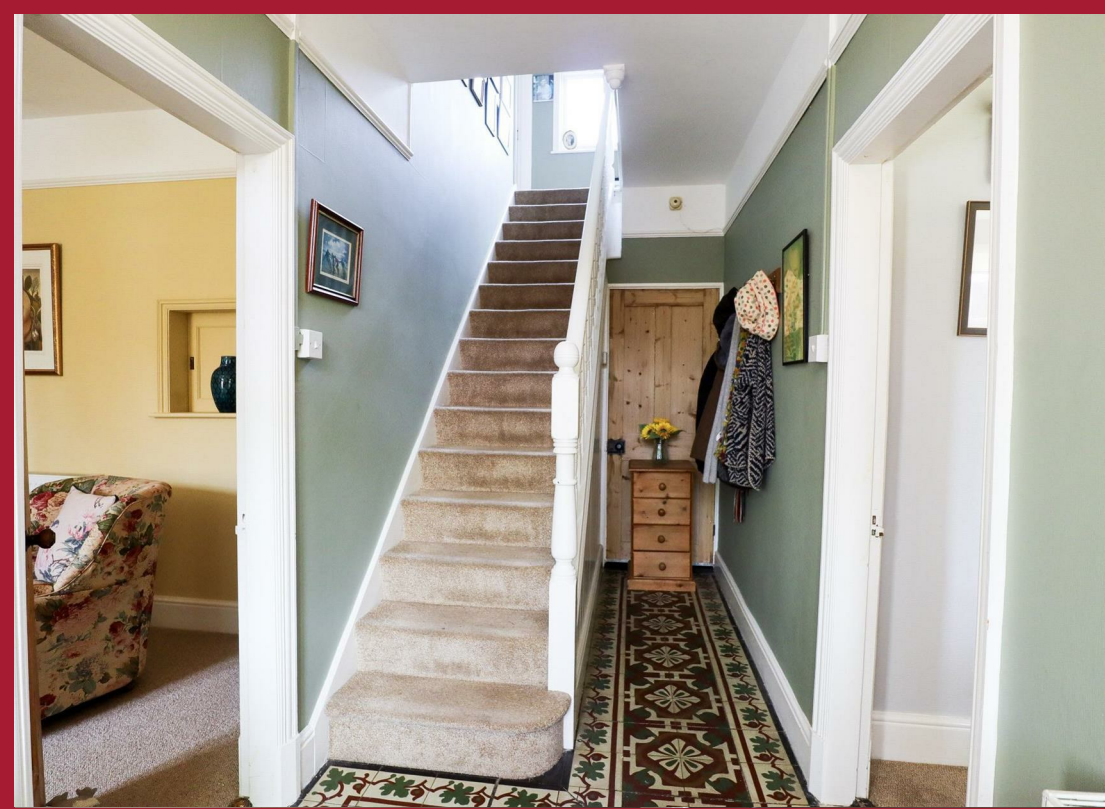
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



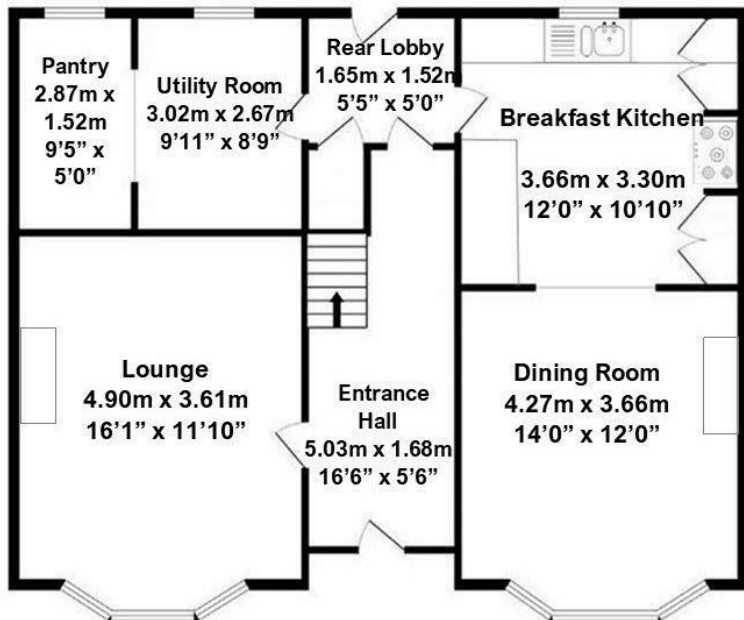




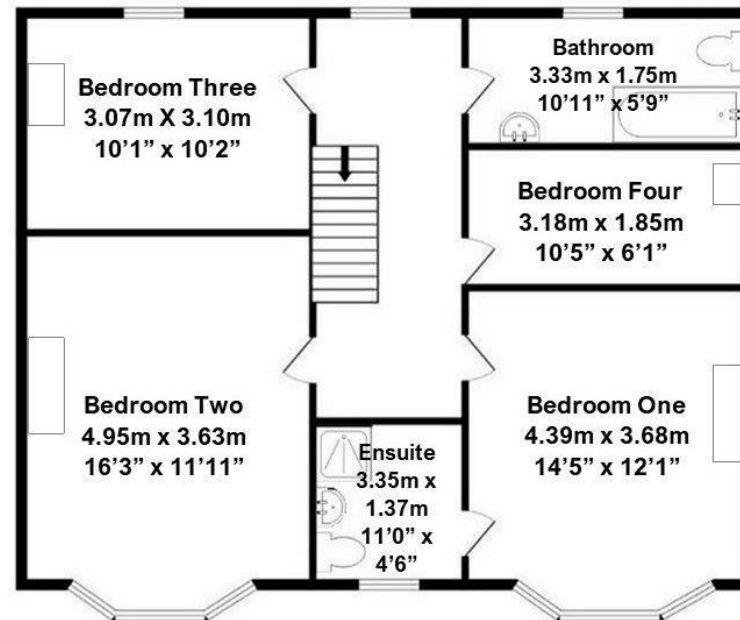


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GROUND FLOOR



FIRST FLOOR



Not to scale—for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

