



**117 Sandy Lane, Melton Mowbray, Leicestershire, LE13 0AW**  
**Guide Price £365,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**117 Sandy Lane, Melton Mowbray, Leicestershire, LE13 0AW**

**Tenure: Freehold**

**Council Tax Band: D (Melton)**



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## **DESCRIPTION**

Elegant detached 1950s house with integral single garage, ample off-road parking and private rear garden of good-size offering well-proportioned, extended accommodation with character features in a sought-after residential area of Melton Mowbray.

The tastefully appointed accommodation is presented in excellent decorative order and benefits from gas-fired central heating and double glazing throughout. The interior can be summarised as follows:

**GROUND FLOOR:** Reception Hall, WC, Living Room with open fireplace, open-plan Dining Room, Study Area and Family Room, contemporary shaker-style Breakfast Kitchen, Utility/Rear Porch;

**FIRST FLOOR:** two spacious Double Bedrooms, one Single Bedroom, stylishly refitted Bathroom.

Viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Porch**

Outside lighting, composite front entrance door with leaded-light detail and matching windows to either side set in a traditional arched surround.

#### **Reception Hall**

Radiator, ornate tiled floor, attractive wall panelling to

dado height, wall-light point, feature archway, coving to ceiling, staircase with open spindles and original stair rods leading to first floor, under-stairs cupboard, internal doors to Living Room, Dining Room, Breakfast Kitchen and WC.

#### **WC**

Modern white suite of low-level WC and pedestal hand basin, radiator, fully tiled walls, tiled floor, high-level window to side, door to former shower cubicle (now used as storage).

#### **Living Room 3.99m incl bay x 3.66m (13'1" incl bay x 12'0")**

Original fireplace with tiled inset and timber surround housing open grate, radiator, wall panelling to dado height, coving to ceiling, large bay window to front.

#### **Open-plan Dining Room, Study & Family Room**

This versatile open-plan reception space is a true hub of the home and is currently being used as follows:

#### **Dining Room Area 3.71m x 3.66m (12'2" x 12'0")**

Feature gas fire with display mantel above, dado rail, wall-light points, coving to ceiling, archway to Study Area, archway to Family Room.

#### **Study Area 2.41m x 2.06m (7'11" x 6'9")**

Radiator, dado rail, coving to ceiling, archway to Family Room.

#### **Family Room 3.02m x 6.25m (9'11" x 20'6")**

Spacious, dual-aspect reception room filled with light provided by picture windows overlooking rear garden

and a set of French doors leading to rear patio and garden beyond. Feature electric log-effect stove set in period-style surround, radiator, dado rail, wall-light points, coving to ceiling.

#### **Breakfast Kitchen 4.22m x 4.47m (13'10" x 14'8")**

Refitted in a contemporary shaker style with excellent range of units incorporating roll-top work surfaces with metro-style tiles to splashbacks, matching breakfast bar area, inset 1.5-bowl sink with mixer tap, ample base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath. Integrated appliances comprise Bosch dishwasher, eye-level Bosch electric double oven and electric hob with stainless steel splashback and matching extractor hood above. There is space for upright fridge-freezer and under-counter space with plumbing for washing machine.

Radiator, useful built-in storage cupboard, marble-effect tiled floor, window overlooking rear garden, internal door to Utility/Rear Porch, internal door to Garage.

#### **Utility/Rear Porch**

Fitted worktop and units to match kitchen, window overlooking rear garden, external sliding patio doors.

### **FIRST FLOOR**

#### **Landing 2.11m x 2.57m (6'11" x 8'5")**

Original banister with open spindles, wall panelling to dado height, window to side.

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**Bedroom One 3.66m x 3.66m (12'0" x 12'0")**

Radiator, coving to ceiling, window overlooking rear garden.

**Bedroom Two 4.22m incl bay x 3.71m (13'10" incl bay x 12'2")**

Radiator, coving to ceiling, large bay window to front.

**Bedroom Three 2.44m x 2.13m (8'0" x 7'0")**

Radiator, window to front.

**Bathroom 2.41m x 2.39m (7'11" x 7'10")**

Refitted with a traditional-style white suite comprising low-level WC, pedestal hand basin and panelled bath with Triton power shower above and glass shower screen. Metro-style tiling to splashbacks, tiled floor, radiator, built-in airing cupboard housing gas central heating boiler, window to side.

**OUTSIDE**

**Integral Single Garage**

Light and power, up-and-over door.

**Front Garden**

The property's frontage is bounded by mature hedging on two sides and laid to gravel to give access to the garage and provide additional off-road parking for several vehicles.

**Rear Garden**

The fully enclosed, good-size rear garden is privately screened by an array of established shrubs, bushes and trees and has been laid out to include a paved

patio area running the width of the rear elevation of the house and lawn with inset trees.

**TENURE**

Freehold

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast and Ultrafast  
Mobile signal availability:  
Indoor: EE - voice and data likely, Three, O2 and Vodafone - voice and data limited  
Outdoor: EE, Three, O2 and Vodafone - 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 D  
Melton 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.

**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**

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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.

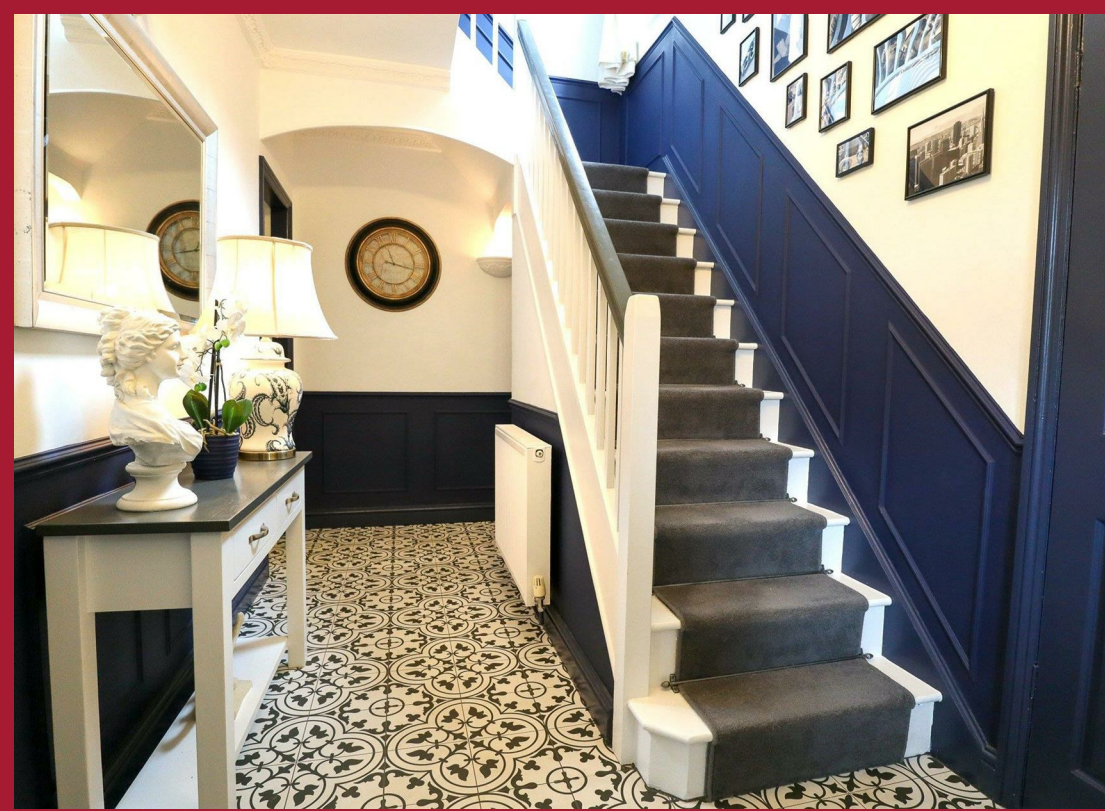
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

given in good faith.

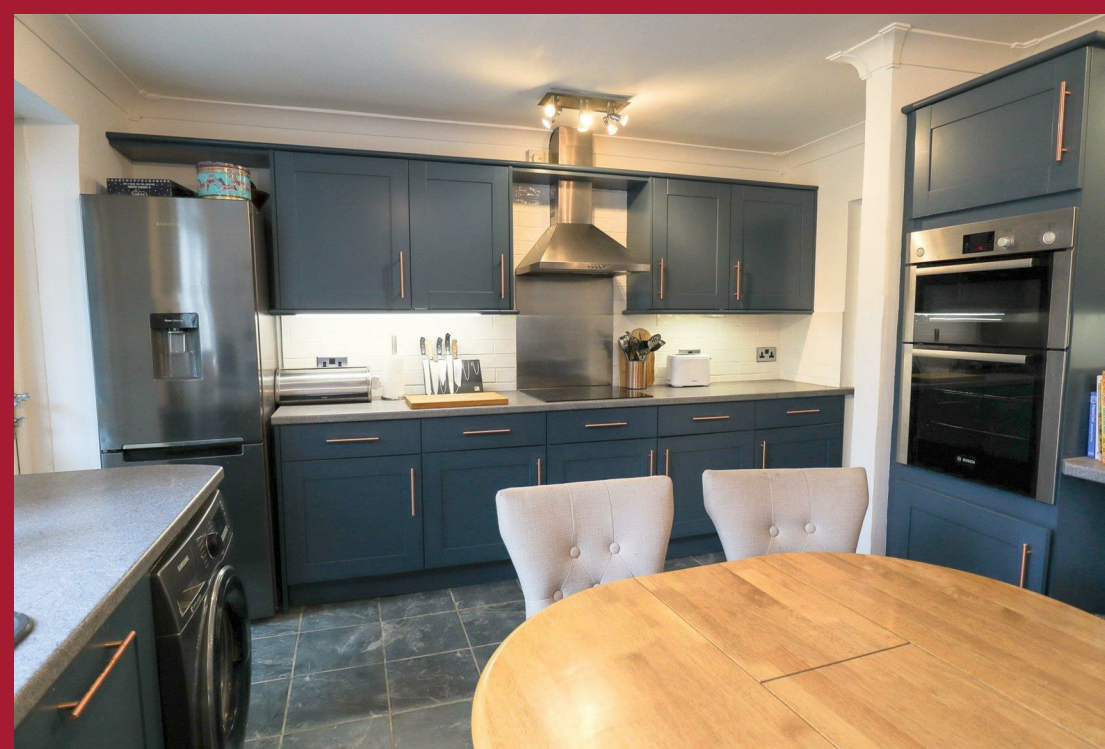
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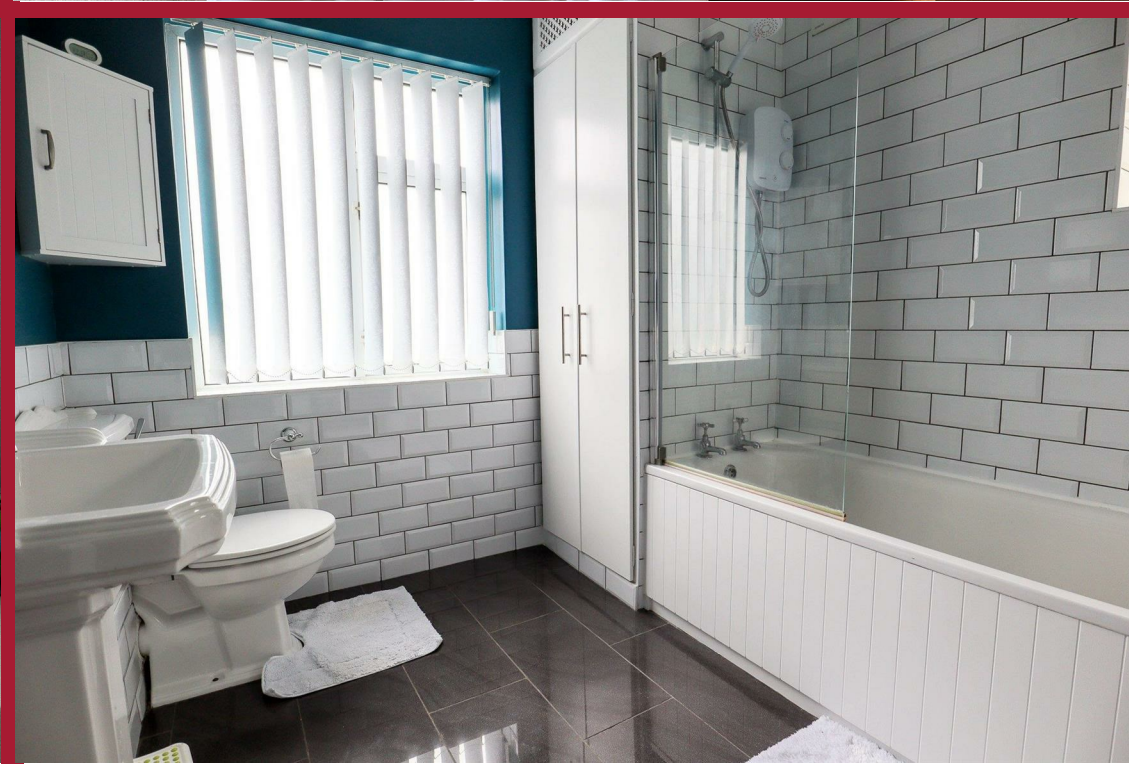
Money Laundering Regulations 2003

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.











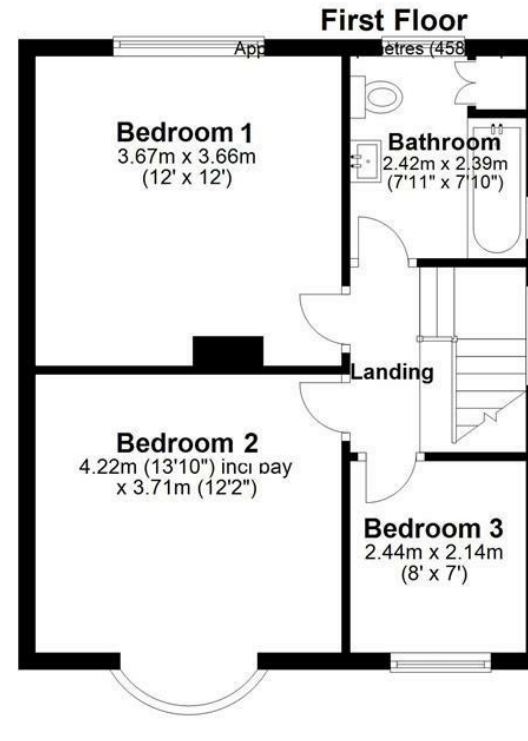
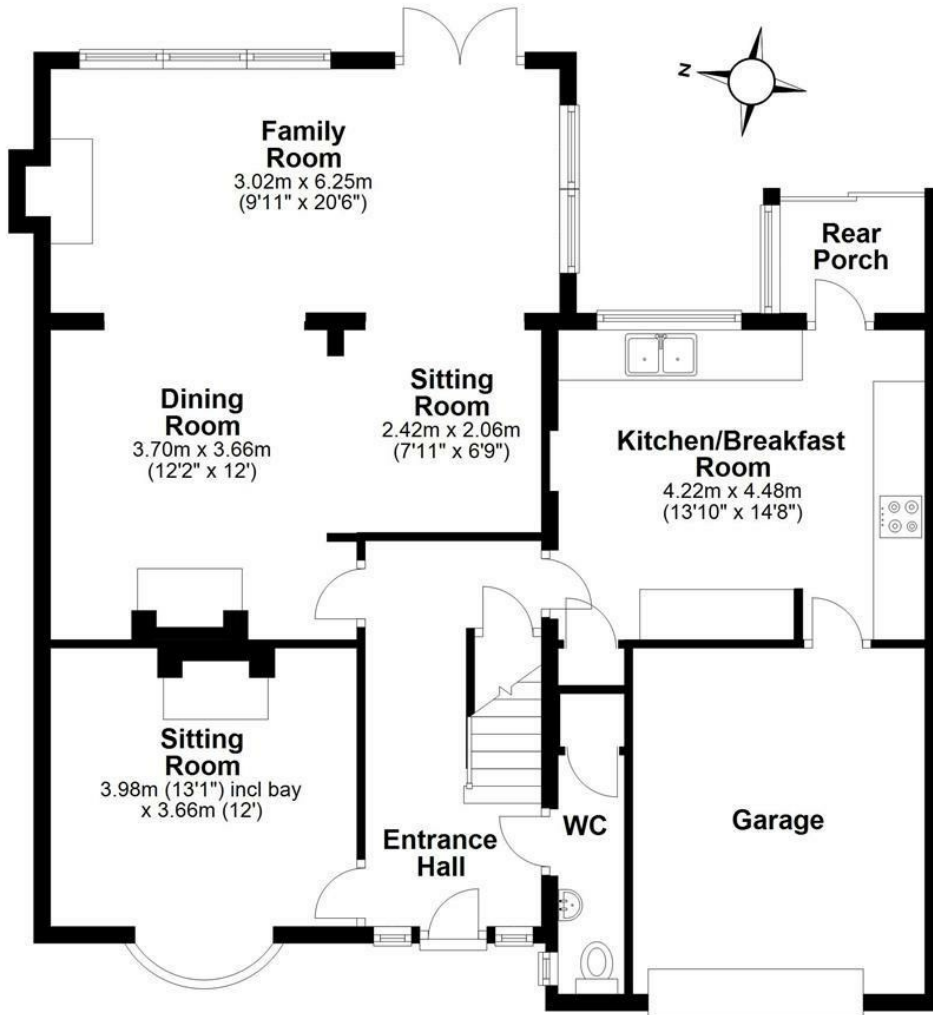




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**Ground Floor**

Approx. 100.3 sq. metres (1080.0 sq. feet)



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>65</b>	

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC