



LILAC WAY, MELTON MOWBRAY

Asking Price Of £335,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

SOUTH FACING GARDEN

CHAIN FREE

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no onward chain, this modern four bedroom detached family home enjoys a desirable position on the north side of Melton Mowbray, ideally placed for well-regarded local schools, Melton Country Park and convenient access to the town centre.

The accommodation on offer comprises: entrance hall, cloakroom, living room, dining room and kitchen to the ground floor. Four good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a good sized rear garden.



ENTRANCE HALL Part glazed door with glazed side panels allowing natural light to filter into the entrance hall, stairs rising to the first floor, radiator, laminate tile effect flooring and doors off to:

CLOAKROOM Comprising of a dual flush WC, vanity unit wash hand basin and a heated towel rail. Extractor fan and laminate tile effect flooring.

LIVING ROOM 16' 4" x 10' 8" (5.0m x 3.26m) A nicely proportioned room having a front facing window with fitted blinds, glazed French doors to the dining room, wall mounted electric fire, two radiators and laminate wood flooring.

DINING ROOM 10' 8" x 10' 0" (3.27m x 3.06m) Having bi-fold doors with fitted blinds to the rear garden making a great space for entertaining. A radiator and a continuation of the laminate wood flooring finish the space.

KITCHEN 14' 4" x 9' 1" (4.39m x 2.77m) Fitted with a generous range of wall, base and drawer units topped with sleek work surfaces, this practical utility space includes a stainless steel sink and drainer, plumbing for a washing machine, and space for a tumble dryer. There is housing and plumbing for an American-style fridge freezer, along with an integrated dishwasher, double oven and grill, and an induction hob with extractor over. A window with a fitted blind overlooks the garden, while an external door to the side provides easy access outdoors. Finished with a radiator and laminate tile effect flooring.

LANDING Taking the stairs to the landing with hatch to the loft space and doors off to:

BEDROOM ONE 14' 3" x 11' 4" (4.36m x 3.47m) A generous double having a front facing window with fitted blind, radiator, TV aerial point, new carpet flooring and a door through to the ensuite.

ENSUITE 10' 0" x 5' 2" (3.06m x 1.59m) Comprising a shower cubicle with a rainfall shower head and shower riser, a vanity unit wash hand basin with storage, mirror with lighting, and a close-coupled WC. A window with a fitted blind provides privacy, complemented by a radiator, extractor fan, and vinyl flooring for a practical finish.

BEDROOM TWO 10' 2" x 9' 10" (3.12m x 3.01m) Having a rear facing window with fitted blind, radiator, TV aerial point and new carpet flooring.

BEDROOM THREE 7' 2" x 7' 9" (2.2m x 2.38m) Having a rear facing window with fitted blind, radiator, TV aerial point and new carpet flooring.

BEDROOM FOUR 7' 2" x 7' 3" (2.2m x 2.22m) Perfect as a home office or nursery, having a rear facing window with fitted blind, radiator, telephone point and laminate wood flooring.

BATHROOM 7' 9" x 6' 11" (2.38m x 2.12m) Comprising a panel bath with shower over, complemented by a glazed shower screen, heated towel rail, and a generous vanity unit offering ample storage, complete with mirror and lighting, wash hand basin, and a close-coupled WC. A window with a fitted blind provides privacy, while mermaid boarding and vinyl flooring deliver a clean, practical finish.

FRONT ASPECT Having a very generous block paved drive providing ample off road parking and giving access to the garage. Storm porch to the front door and a side gate giving access to the rear garden.

GARAGE Having an up and over door, power and lighting, with a personnel door to the side.

REAR GARDEN A south-facing garden with a paved patio area adjacent to the house, complete with courtesy lighting and a garden tap. Beyond the formal lawn, a paved seating area sits at the top of the garden, perfectly positioned to enjoy the day's sun. A garden shed is neatly tucked to the side with space for wheelie-bin storage, and wood-panel fencing secures the boundary.

AGENTS NOTE **TENURE** Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



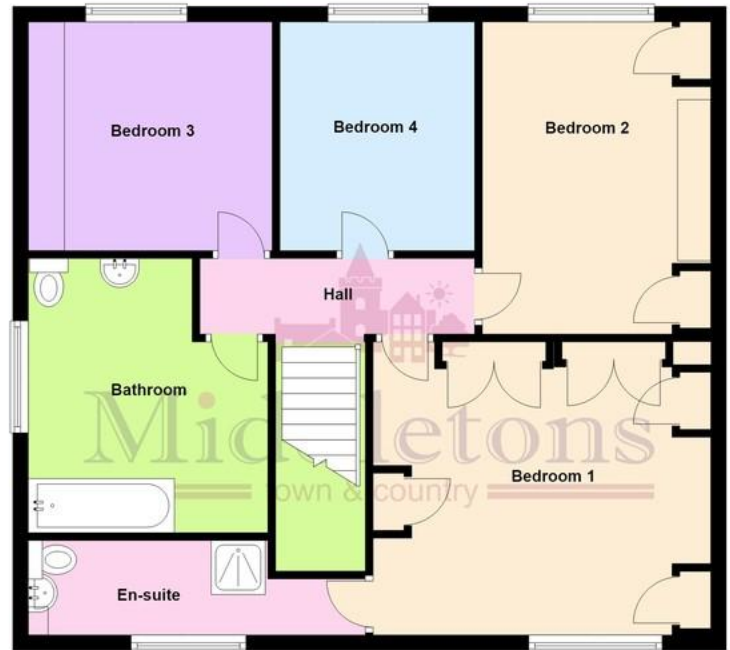




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.