

LINCOLN DRIVE, MELTON MOWBRAY

Offers over £425,000

Four Bedrooms

Freehold

Middletons
town & country

- DETACHED HOUSE
- DOWNSTAIRS WC
- SOUTH FACING GARDEN
- GOOD COMMUTER LINKS
- GARAGE AND DRIVEWAY
- OPEN-PLAN KITCHEN DINER
- LOCAL SCHOOLS NEARBY
- SOUTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND E

01664 566258

info@middletons.uk.com











Beautifully refurbished and occupying a substantial plot, this stylish four bedroom detached house enjoys a peaceful cul- de- sac setting in a highly sought- after part of Melton Mowbray. Perfectly positioned for schools, Melton Sports Village and convenient links to the town centre.

The accommodation on offer comprises: entrance hall, cloakroom, lounge and a modern open-plan kitchen diner to the ground floor. Four double bedrooms and a family bathroom with utility for a washing machine to the first floor. Outside the property benefits from ample off road parking, an integral garage and a large south facing garden.

ENTRANCE HALL Spacious entrance hall with an obscure glazed window allowing natural light to filter through. Stairs rising to the first floor, under stairs storage cupboard, radiator and laminate wood flooring.

CLOAKROOM 7' 6" x 2' 11" (2.29m x 0.9m) Comprising of a dual flush WC and vanity unit wash hand basin. Obscure glazed window, part tiled walls and laminate wood flooring.

LOUNGE 11' 10" x 21' 10" (3.63m x 6.68m) A very generous dual aspect lounge having a front facing window and patio doors to the rear garden. Feature panelling adds a stylish focal point, while two radiators ensure year-round comfort. TV aerial point and laminate wood flooring completes the space.

KITCHEN/DINER 22' 6" x 12' 3" (6.88m x 3.75m) A brilliant space for entertaining, the open-plan kitchen diner is fitted with contemporary wall, base and drawer units finished with white Terrazzo worktops and tiled splash backs. The stainless steel one and a half bowl sink with mixer tap sits beneath a window overlooking the garden, while integrated Lamona dishwasher, electric oven, hob and extractor hood complete the clean, modern setup. Inset spotlights provide crisp task lighting throughout. The dining area enjoys a further garden facing window, a central pendant for softer evening ambience, a radiator, and laminate wood flooring that runs seamlessly through the space.

LANDING Taking the stairs to the first floor having a front facing window, radiator, carpet flooring and doors off to:

BEDROOM ONE 11' 10" x 11' 8" (3.62m x 3.58m) Having a window with views of the garden fitted with plantation shutters, radiator, feature panel wall and laminate wood flooring.

BEDROOM TWO 11' 10" x 9' 4" (3.63m x 2.87m) Having a front facing window, radiator and laminate wood flooring.

BEDROOM THREE 12' 5" x 11' 6" (3.79m x 3.52m) Having a rear facing window, radiator and laminate wood flooring.

BEDROOM FOUR 8' 2" x 10' 8" (2.5m x 3.27m) Having a front facing window, radiator, TV aerial point and laminate wood flooring.

BATHROOM 7' 10" x 9' 2" (2.41m x 2.80m) A beautifully finished four-piece bathroom featuring a shower cubicle with rainfall shower head and riser, a panel bath with a second rainfall shower head and riser, a vanity unit wash hand basin, and a dual-flush WC. The WC area also provides space and plumbing for a washing machine, adding everyday practicality.
The room is styled with marble-effect tiles, part-tiled walls, laminate wood flooring, and an obscure glazed window for privacy. A heated towel rail, extractor fan, and inset spotlights enhance comfort and ventilation, while an airing cupboard housing the boiler offers useful storage and warmth.

FRONT ASPECT Landscaped for easy maintenance, the frontage offers great kerb appeal with gravel and contrasting grey block edging creating a smart, defined approach and ample off-road parking. A porcelain-tiled pathway leads to the storm porch and continues neatly along the front of the house. Two gates provide access to the rear garden, while courtesy lighting and an EV charging point add convenience.

GARAGE Having a manual up and over door, power and light connected, and a personal door to the side for easy access.

REAR GARDEN The generous south-facing garden backs onto mature trees, creating a wonderful sense of privacy and calm. An extensive porcelain-paved patio sits adjacent to the house and extends around both sides, offering superb space for outdoor dining and entertaining. There is both a hot and cold water tap for added convenience. A large lawn sits at the centre, with a porcelain-tiled stepping-stone path, shrubs to the border, and an inset trampoline neatly integrated into the design. The boundary is secured with wood-panel fencing.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.





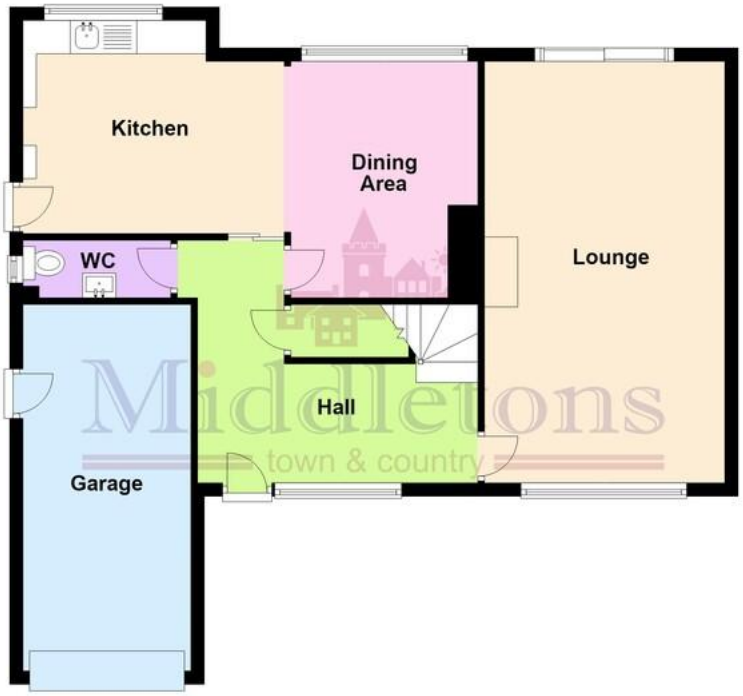

CERTIFICATE
Once upon a time


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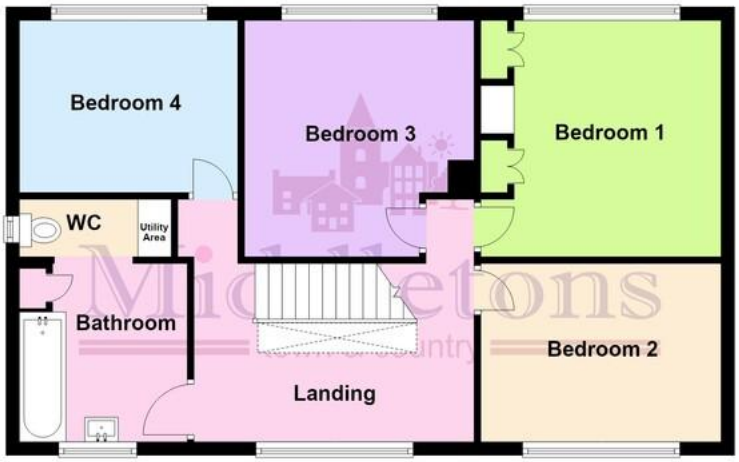




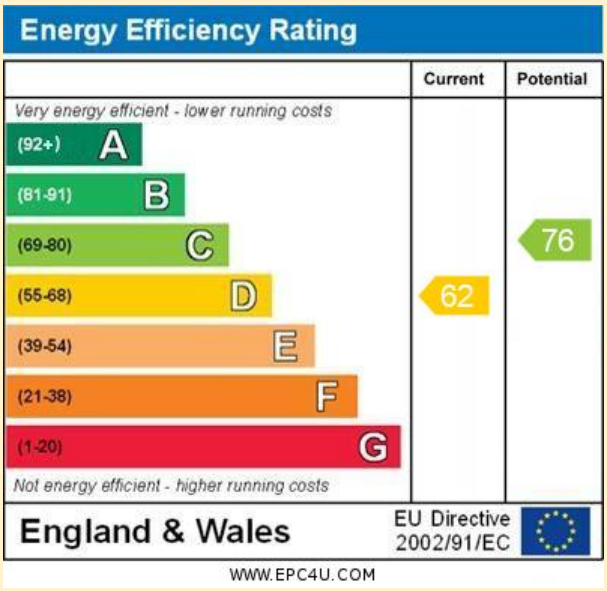
Ground Floor



First Floor



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



01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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