



## LYNTON ROAD, MELTON MOWBRAY

Asking Price Of £274,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHARACTER FEATURES

CORNER PLOT

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SUN HOUSE

LOCAL SCHOOLS NEARBY

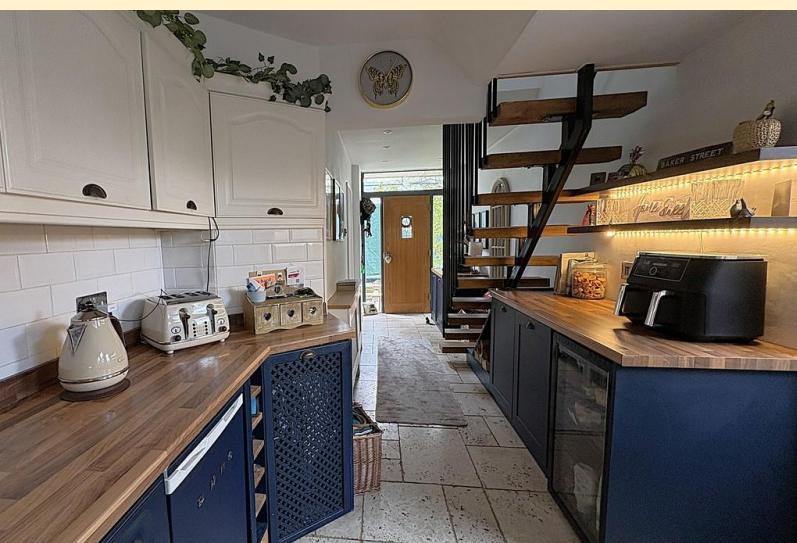
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

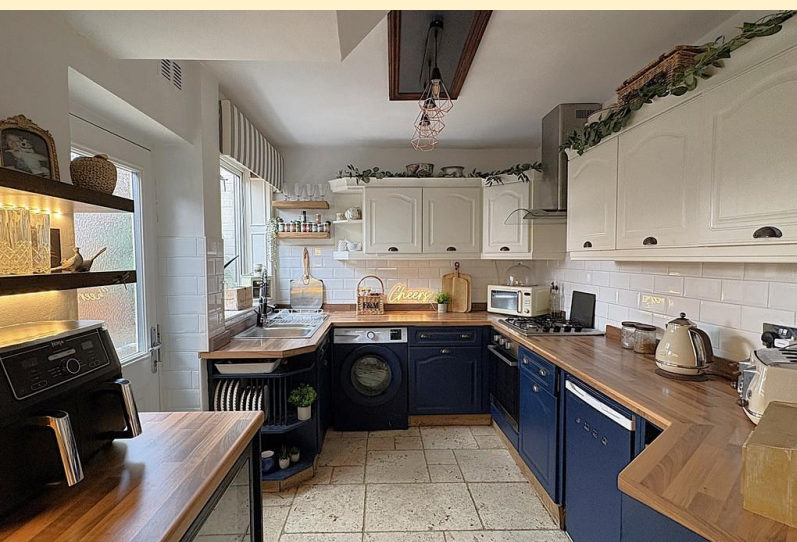
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Brimming with character, this three- bedroom semi- detached house occupies a generous corner plot on the north side of Melton Mowbray. Ideally placed for access to local schools and offering strong commuter links to Nottingham, Leicester and Oakham, it provides an excellent opportunity for families, professionals or buyers seeking a well- connected location.

The accommodation on offer comprises: entrance hall, kitchen, lounge and dining room to the ground floor. Three good sized bedrooms and a family shower room to the first floor. Outside, the property benefits from ample off- road parking, a garage, corner plot with garden to front and side with a summer house, providing versatile outdoor space.



**ENTRANCE HALL** An open staircase with wooden treads and a black metal balustrade rises to the first floor, radiator with decorative cover, sliding door to the lounge and stone flooring that continues through to the kitchen.

**KITCHEN** 13' 0" x 7' 10" (3.98m x 2.39m) Fitted with a generous range of wall base and drawer units topped with return work surfaces, tiled splash backs, one and a half bowl sink and drainer with flexi-hose tap, space and plumbing for a washing machine, space for and under counter fridge and freezer. Integrated Indesit cooker, gas hob and extractor fan. Window and an external door opening onto the north garden.

**LOUNGE** 14' 7" x 10' 10" (4.46m x 3.31m) Having dual-aspect windows that allow plenty of natural light to flood the room, a radiator, an inset log burner with a wooden beam mantel, a TV aerial point, and full fibre broadband. Exposed floorboards flow seamlessly through to the dining room.

**DINING ROOM** 9' 1" x 8' 7" (2.79m x 2.62m) With French doors opening onto the south-facing garden, this is a wonderful space for entertaining, further enhanced by a radiator, feature beams and wood panelling to the walls that add warmth and character.

**LANDING** Having an obscure glazed window to the side allowing light to filter through, loft hatch, carpet flooring and doors off to:

**SHOWER ROOM** 5' 10" x 7' 2" (1.78m x 2.2m) Comprising of a walk-in shower featuring a rain fall shower head and shower riser, vanity unit wash hand basin and a dual flush WC. Obscure glazed window for privacy, mermaid boarding to the walls and vinyl tiled flooring with underfloor heating

**BEDROOM ONE** 11' 3" x 10' 5" (3.44m x 3.2m) A good sized double room having a window over looking the south garden, radiator, built-in wardrobes and carpet flooring.

**BEDROOM TWO** 10' 1" x 11' 7" (3.08m x 3.54m) Another double room having dual aspect windows, radiator and carpet flooring.

**BEDROOM THREE** 8' 2" x 7' 0" (2.51m x 2.15m) Having a front facing window, radiator and carpet flooring.

**FRONT ASPECT** Having double gates opening onto the block-paved drive, which provides ample off-road parking and access to the garage. Steps lead down to the front door, and there is gated access to both gardens.

**GARAGE** Having an up and over door, power, lighting and a personnel door to the rear.

**SOUTH GARDEN** This south-facing side of the garden features a paved patio area adjacent to the dining room, complete with a wooden pergola for shade. A formal lawn sits beyond, framed by shrubs and hedging to the boundary, with a garden folly planter adding interest. Gated access leads through to the front.

**GARDEN** A second garden featuring a paved, undercover seating area adjacent to the kitchen, ideal for year-round use. A pathway leads to the summer house and a feature fish pond, adding charm and interest to the space. The artificial lawn is neatly bordered with bark chippings, complemented by mature shrubs and trees, and a garden shed provides practical storage.

**SUMMER HOUSE** 10' 0" x 12' 5" (3.07m x 3.81m) Having a stable door leading into the summer house, this versatile space enjoys power and lighting, along with both a log burner and an electric heater for comfortable, year-round use. Two picture windows with fitted blinds draw in plenty of natural light, and the laminate wood flooring adds a clean, practical finish.

**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.

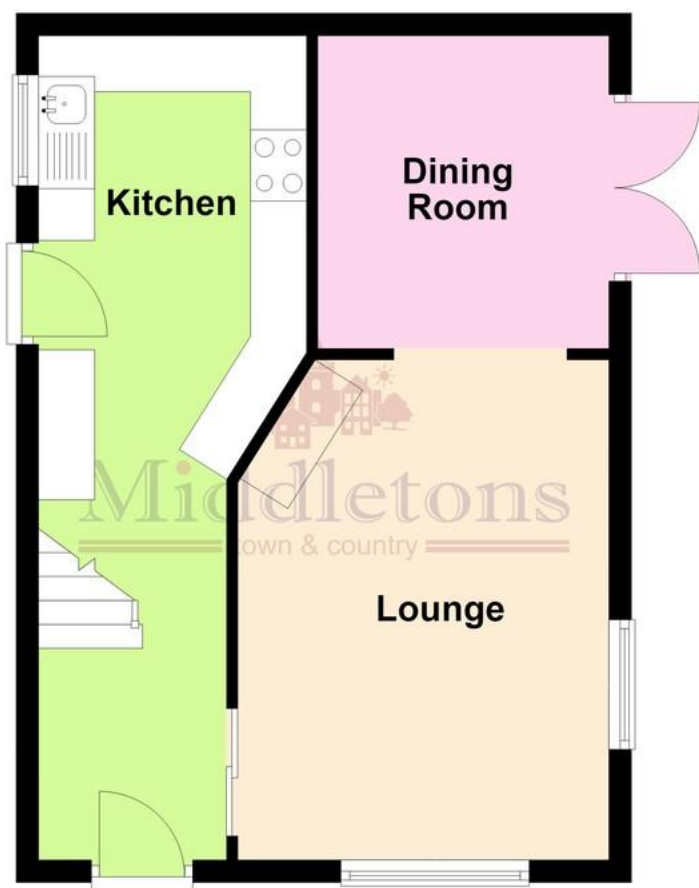
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## Ground Floor



## First Floor



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.