



SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £650,000

Five Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

LANDSCAPED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGES AND DRIVEWAY

APPROX 0.5 ACRE PLOT

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com





A rare and exciting opportunity to acquire this five- bedroom detached residence, set within well- established grounds of around a half an acre. Originally built in 1953 and extended in 1985, the property now requires refurbishment but offers exceptionally spacious accommodation throughout, presenting huge potential for those looking to create a remarkable family home. Nestled back from the road on the sought-after north side of Melton Mowbray. Ideally positioned within easy reach of well-regarded schools, the scenic Melton Country Park, and the town centre.



The accommodation on offer comprises of; entrance hall, shower room, large lounge, inner hall, sitting room and dining room leading to the conservatory from both, cloakroom, kitchen, small office boiler room and rear utility room and WC to the ground floor. A generous landing gives way to four double bedrooms and a large single bedroom, main bathroom with corner bath, shower and basin, WC and shower room to the first floor. Outside the

PROPERTY DESCRIPTION A rare and exciting opportunity to acquire this five- bedroom detached residence, set within well- established grounds of around half an acre. Originally built in 1953 and extended in 1985, the property now requires refurbishment but offers exceptionally spacious accommodation throughout, presenting huge potential for those looking to create a remarkable family home. Nestled back from the road on the sought-after north side of Melton Mowbray. Ideally positioned within easy reach of well-regarded schools, the scenic Melton Country Park, and the town centre. The accommodation on offer comprises of; entrance hall, shower room, large lounge, inner hall, sitting room and dining room leading to the conservatory from both, cloakroom, kitchen, small office boiler room and rear utility room and WC to the ground floor. A generous landing gives way to four double bedrooms and a large single bedroom, main bathroom with corner bath, shower and basin, WC and shower room to the first floor. Outside the property benefits from two garages, ample off road parking and landscaped east facing gardens.

ENTRANCE HALL Double wood doors into the welcoming entrance hall having a window to the side aspect, radiator, carpet flooring, doors off to the lounge and shower room and an archway through to the inner hall.

SHOWER ROOM 3' 5" x 5' 8" (1.05m x 1.75m) Shower cubicle and a heated towel rail, mermaid boarding to the walls and vinyl flooring.

LOUNGE 15' 8" x 23' 9" (4.79m x 7.25m) Spacious and nicely proportioned having a bay window overlooking the front gardens and a further window to the side allowing plenty of natural light into the room. Stone feature wall, electric fire, radiator, carpet flooring and double doors through to the sitting room.

INNER HALL This spacious hall has stairs rising to the first floor landing, under stair storage cupboard, carpet flooring and doors off to;

SITTING ROOM 11' 8" x 18' 11" (3.58m x 5.78m) Having a patio doors to the conservatory and a window to the side, radiator, stone fireplace with a gas fire, carpet flooring and a door to the inner hallway.

DINING ROOM 12' 1" x 14' 1" (3.69m x 4.3m) Having patio doors to the conservatory, radiator and carpet flooring.

CONSERVATORY 23' 0" x 12' 2" (7.03m x 3.72m) Supplied by Vale conservatories this exceptional space makes the most of the garden through all seasons. Having a radiator and ceiling fan for year round comfort, French doors to the patio and tiled flooring.

KITCHEN 9' 10" x 16' 8" (3.0m x 5.09m) Fitted with wall, base and drawer units topped with work surfaces, stainless steel double drainer and sink unit, space for a dishwasher and under-counter fridge. Integrated AEG electric oven and five ring gas hob with extractor hood over.

CLOAKROOM 6' 9" x 5' 7" (2.08m x 1.72m) Comprising of a low flush WC and a vanity unit wash hand basin. Obscure glazed window for privacy and carpet flooring.







property benefits from two garages, ample off road parking and landscaped east facing gardens.

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
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		