

ALDERMAN ROAD, MELTON MOWBRAY

Asking Price of £500,000

Five Bedrooms

Freehold

Middletons
town & country

- FIVE-BEDROOM FAMILY HOME ARRANGED OVER THREE FLOORS
- SUITABLE FOR FAMILY LIFE, HOME WORKING OR GUESTS
- DRIVEWAY, GARAGE AND PRACTICAL STORAGE
- ATTRACTIVE EDGE-OF-DEVELOPMENT POSITION
- MODERN KITCHEN/DINING SPACE AND GENEROUS ACCOMMODATION
- MODERN HOME WITH A MORE OPEN, SEMI-RURAL FEEL

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Set on the edge of a popular modern development, this attractive five-bedroom family home offers flexible accommodation across three floors, with an open outlook, nearby countryside walks and a more semi-rural feel than many modern development settings.

The property is well placed for access to Melton Mowbray town centre, local amenities, schools and transport links, while also benefiting from a position that gives a greater sense of space and connection to the surrounding green areas.

The accommodation is arranged to support modern family living, with generous and flexible space suitable for family life, home working, visiting guests or additional living space. The layout includes a modern kitchen/dining area, reception space, five bedrooms, multiple bathrooms and versatile upper-floor accommodation. Externally, the property benefits from an improved and well-presented garden, providing an attractive outdoor space for relaxing, entertaining and family use. The wider

PROPERTY DESCRIPTION An exceptional five- bedroom, four bath/shower room detached family home with an additional ground- floor cloakroom, arranged over three spacious floors. Occupying a prime edge- of- development position on the highly regarded Kings Meadow Barratt development,Enjoying a private, non-overlooked outlook with direct access to parkland and countryside walks. Finished to an exacting standard with circa £50,000 of upgrades. Featuring a landscaped rear garden with Indian sandstone patio, generous four car driveway and garage. The accommodation on offer comprise; entrance hall, cloakroom, snug, lounge, kitchen diner and utility room to the ground floor. Three bedrooms, the main bedroom having a dressing area and ensuite bath/shower room, a further ensuite shower room and a family bathroom to the first floor. A further two bedrooms and a shower room to the second floor. Upgrades include LED lighting, Amtico and premium carpet floorings, kitchen appliances, wardrobes and an EV charger.

ENTRANCE HALL Having stairs rising to the first floor, Amtico flooring, radiator and doors off to;

CLOAKROOM Comprising of a dual flush WC, pedestal wash hand basin, radiator, extractor fan and Amitico flooring.

SNUG 10' 4" x 11' 7" (3.16m x 3.55m) A highly adaptable space ideal as either a formal dining room or a children's playroom, enjoying a front- facing bay window with fitted blinds, a radiator, TV aerial point, LED lighting, central pendant light and soft premium carpet underfoot.

LIVING ROOM 11' 4" x 24' 1" (3.46m x 7.36m) This generous reception room enjoys a front- facing bay window with fitted blinds and French doors opening onto the rear patio, allowing natural light to flow through the space. Two radiators, a TV aerial point, LED lighting, twin pendant lights and premium soft carpet flooring complete the room.

KITCHEN/DINER 19' 8" x 11' 0" (6.m x 3.36m) Designed with entertaining in mind, this generous open- plan area provides space for dining and relaxed seating, with French doors opening directly onto the rear garden. The kitchen features a contemporary selection of wall, base and drawer units with return work surfaces, under lighting and a central island with breakfast bar and clever space- saving drawers. A one- and- a- half bowl stainless steel sink with mixer tap is complemented by a fresh- water/hot tap. Integrated AEG appliances include a dishwasher, eye- level double oven and grill, and an induction hob with extractor hood. Three windows with fitted blinds, inset LED lighting and Amtico flooring enhance the modern finish. Door to the utility room.

UTILITY ROOM 5' 10" x 6' 8" (1.78m x 2.05m) This practical utility space is fitted with wall and base units, the wall unit concealing the combination central heating boiler. Additional features include an integrated washing machine, radiator, Amtico flooring and an external door to the garden.

LANDING Taking the stairs to the first floor landing with stairs rising to the second floor and doors off to;

BEDROOM ONE 10' 4" x 13' 7" (3.16m x 4.15m) This generous double room has dual aspect windows with fitted blinds, two radiators and premium soft carpet flooring.

DRESSING AREA Fitted with wardrobes down both sides providing ample storage.

ENSUITE 8' 2" x 6' 2" (2.5m x 1.88m) Fitted with a shower cubicle, panel bath, dual- flush WC and pedestal wash hand basin, together with a heated towel rail. Obscure glazed windows with fitted blinds ensure privacy, while part- tiled walls, an airing cupboard, electric shaver socket, extractor fan and vinyl flooring complete the room.

BEDROOM TWO 11' 4" x 12' 0" (3.46m x 3.66m) Having a front facing window with fitted blind, radiator and premium soft carpet flooring.

ENSUITE 6' 8" x 5' 4" (2.05m x 1.63m) Fitted with a shower cubicle, dual- flush WC and pedestal wash hand basin. The obscure glazed window with fitted blind ensures privacy, while part- tiled walls, a radiator and vinyl flooring complete the space.

BEDROOM FOUR 8' 8" x 11' 4" (2.65m x 3.46m) Having a rear facing window with fitted blind, radiator and premium soft carpet flooring.

BATHROOM 5' 6" x 9' 11" (1.68m x 3.03m) Fitted with a panel bath, separate shower cubicle, dual- flush WC and pedestal wash hand basin. The obscure glazed window with fitted blind ensures privacy, while part- tiled walls, an extractor fan and vinyl flooring complete the space.

LANDING Having an airing cupboard, Velux window with fitted blind and doors off to;

BEDROOM THREE 11' 3" x 17' 11" (3.43m x 5.48m) Having a front facing dormer window with fitted blind, two Velux windows with fitted blinds, radiator and premium soft carpet flooring.

BEDROOM FIVE 10' 7" x 10' 5" (3.23m x 3.18m) Having a dual aspect windows and a Velux window all fitted with blinds, radiator, large storage cupboard and premium soft carpet flooring.

SHOWER ROOM 5' 9" x 7' 5" (1.76m x 2.28m) Fitted with a shower cubicle, dual- flush WC and pedestal wash hand basin. Velux window fitted blind, part- tiled walls, a radiator and vinyl flooring complete the space.

FRONT ASPECT A formal front lawn with established shrub beds creates strong kerb appeal, while the tarmac drive offers generous off- road parking, an EV charger and access to the double garage. Gated access leads through to the garden and security lighting.

GARAGE Having up and over doors, power and lighting.

REAR GARDEN Beautifully arranged, the garden offers an expansive sandstone patio beside the house, continuing to the side and down to a discreet wheelie- bin area. The formal lawn is framed by raised wooden sleeper beds, thoughtfully planted with flowers and boundary trees that enhance both colour and privacy.

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













setting, nearby walks and open aspect help give the home a strong lifestyle appeal for buyers seeking modern living with access to green space.

115 Alderman Road, Melton Mowbray
Approximate Gross Internal Area
Main House = 177 sq.m/1905 sq.ft
Garage = 41 sq.m/441 sq.ft
Total = 218 sq.m/2346 sq.ft

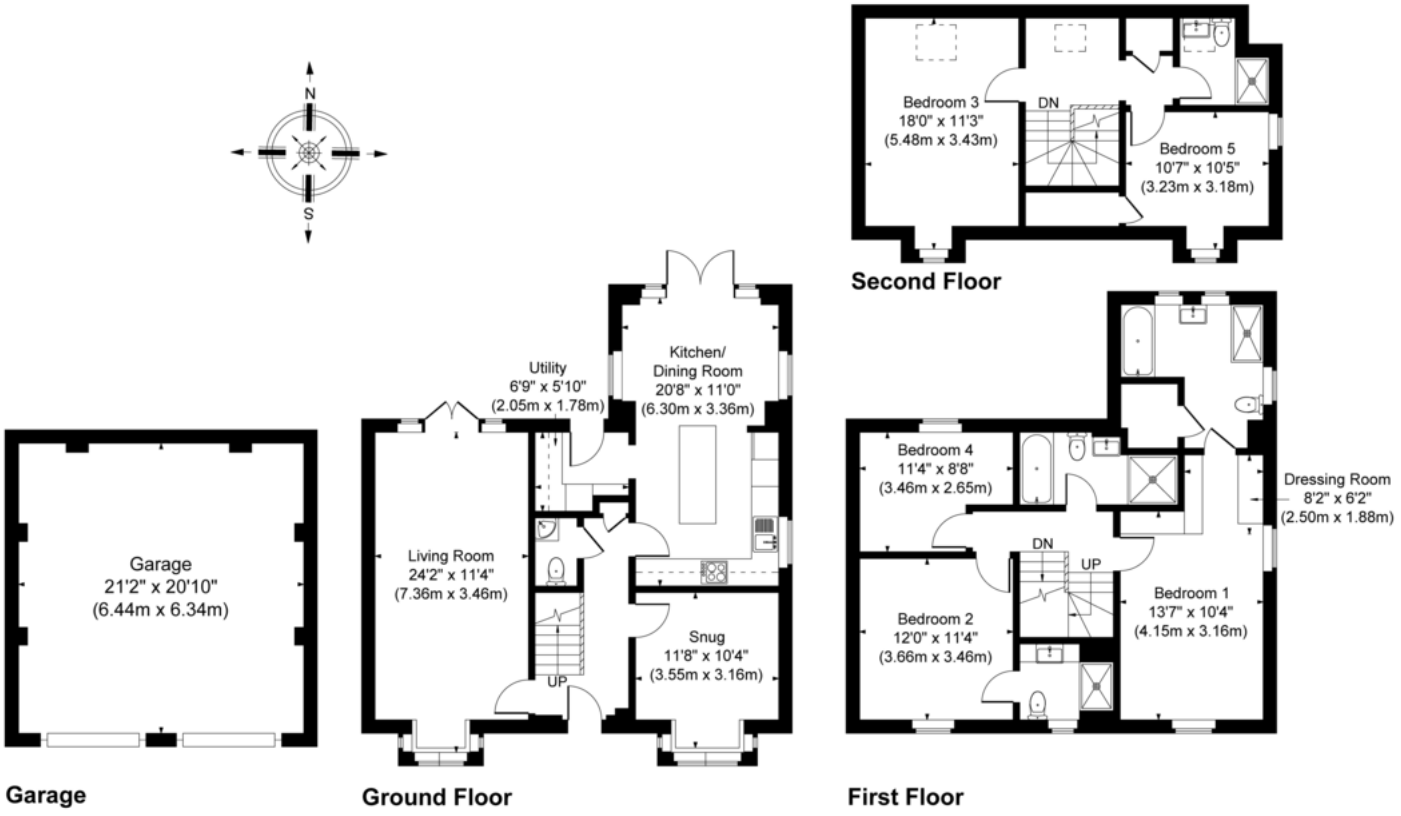
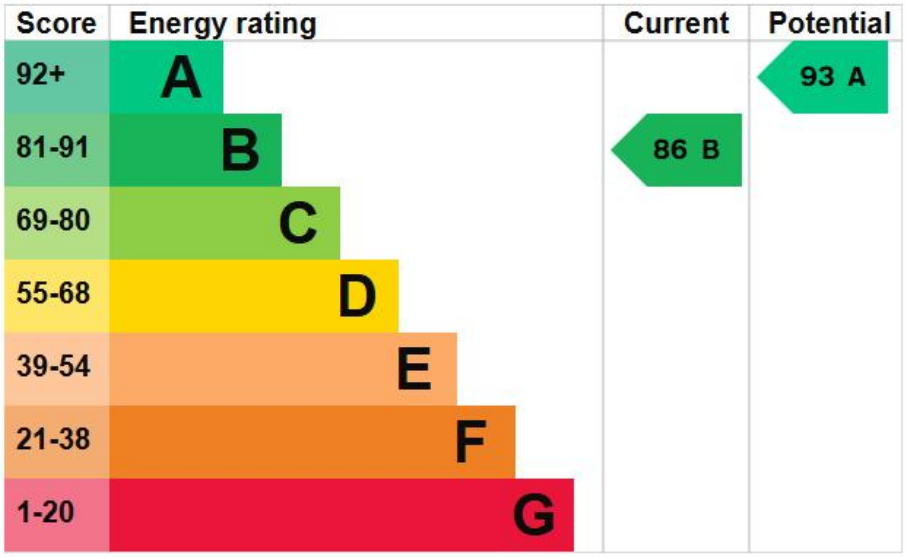


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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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