

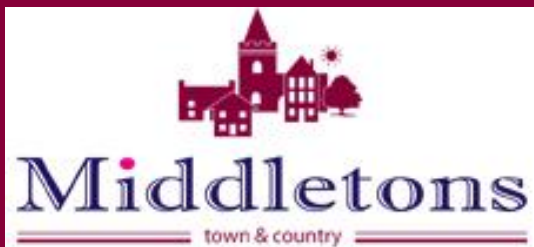


SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £650,000

Five Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

LANDSCAPED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGES AND DRIVEWAY

APPROX 1/3 ACRE PLOT

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

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A rare and exciting opportunity to acquire this five-bedroom detached residence, set within well-established grounds of around a third of 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 over looking 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.

OFFICE 5' 10" x 6' 11" (1.78m x 2.12m) Having fitted desk and drawers, wall units, radiator, front facing window and vinyl flooring.

UTILITY ROOM/WC Fitted with a base unit topped with work surface and a stainless steel double drainer and sink unit, space and plumbing for a washing machine. Window and external door to the rear garden, radiator, vinyl flooring and a door to the WC.

LANDING Taking the stairs to the first floor spacious landing having two radiators, carpet flooring and doors off to;

BEDROOM ONE 15' 8" x 12' 6" (4.78m x 3.82m) Having a front facing window, fitted bedroom furniture, radiator and carpet flooring.

BEDROOM TWO 13' 10" x 13' 6" (4.22m x 4.12m) Having a rear facing window, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM THREE 13' 8" x 11' 10" (4.18m x 3.61m) Having a rear facing window, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM FOUR 11' 11" x 13' 5" (3.65m x 4.10m) Having a rear facing window, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM FIVE 12' 8" x 11' 8" (3.88m x 3.56m) Having a side facing window, radiator, fitted bedroom furniture and carpet flooring.

BATHROOM 11' 3" x 8' 4" (3.43m x 2.56m) Comprising of a corner bath, shower cubicle, pedestal wash hand basin and fitted drawers. Obscure glazed window for privacy, electric shaver point, radiator and carpet flooring.

SHOWER ROOM 7' 4" x 5' 8" (2.25m x 1.75m) Comprising of a shower cubicle and pedestal wash hand basin. Obscure glazed window for privacy, radiator and carpet flooring.

WC 2' 11" x 6' 3" (0.89m x 1.92m) Low flush WC, obscure glazed window and carpet flooring.

GARAGE NEXT TO HOUSE 19' 8" x 10' 3" (6.01m x 3.14m) Electric roller door, power and light connected.

GARAGE 35' 1" x 9' 10" (10.7m x 3.0m) Having an electric roller door, power and light connected.

GREENHOUSE Having power connected.

GARDENS The beautifully landscaped grounds wrap around the property, planted with established shrubs and mature trees, including protected Pine Redwood and Spruce trees. Double gates open onto the front driveway, leading to the first garage and continuing along the side of the property to the rear garage, offering excellent parking and storage options. A charming storm porch with courtesy lighting frames the front doors, while to the rear you'll find a patio area overlooking a garden pond and enjoying views across the generous, well-tended garden, a peaceful spot to unwind and take in the surroundings.

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.

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