



FOREST CLOSE, MELTON MOWBRAY

Offers Over £325,000

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

MELTON COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

DOWNSTAIRS SHOWER ROOM

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Beautifully presented four bedroom family home situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, conservatory, breakfast kitchen, side lobby, shower room and utility room to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor, radiator, LVT (Luxury vinyl tiles) flooring and oak doors off to;

CLOAKROOM 2' 9" x 6' 11" (0.85m x 2.12m) Comprising of a low flush WC and vanity unit wash hand basin, obscure glazed window, part tiled walls and tiled flooring.

LOUNGE 11' 7" x 16' 7" (3.54m x 5.08m) Nicely proportioned room having a window to the front aspect with fitted blind, radiator, TV aerial point and carpet flooring.

KITCHEN/DINING/LIVING ROOM 18' 1" x 12' 9" (5.53m x 3.89m) This open-plan space makes for great entertaining and family time. The seating area has french doors to the conservatory and a multi-fuel burning stove for those cosy winter nights. The kitchen area has been fitted with Howdens wall, base and drawer units and topped with return quartz work surfaces, under mount sink and generous breakfast bar. Integrated appliances comprise of Lamona dish washer, electric oven and induction hob with extractor hood over. Window overlooking the rear garden, external door to the side lobby, radiator, LED lighting, concealed Logic combi boiler and LVT flooring.

CONSERVATORY 11' 1" x 10' 9" (3.4m x 3.28m) A great space to enjoy the garden all year round having french doors opening onto a block paved seating area, ceiling fan, radiator, power sockets, lighting and tiled flooring.

LOBBY Having doors to the front and rear gardens, access to the garage and shower room.

SHOWER ROOM 7' 10" x 5' 10" (2.4m x 1.78m) Comprising of a large walk-in shower, heated towel rail and tiled flooring.

UTILITY ROOM 7' 4" x 7' 9" (2.25m x 2.38m) Having space and plumbing for a washing machine and tumble dryer with work surface over, fitted base unit, window and external to the rear garden.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, airing cupboard, loft hatch and oak doors off to;

BEDROOM ONE 8' 9" x 13' 8" (2.69m x 4.18m) Having a window to the front aspect with fitted blind, radiator, fitted mirrored wardrobes, LED lighting and carpet flooring.

BEDROOM TWO 8' 9" x 13' 10" (2.68m x 4.22m) Having a window to the rear aspect, radiator, LED lighting and carpet flooring.

BEDROOM THREE 9' 0" x 10' 11" (2.75m x 3.35m narrowing to 1.98) Having a window to the front aspect, radiator, LED lighting and carpet flooring.

BEDROOM FOUR 9' 1" x 8' 8" (2.78m x 2.65m) Having a window to the rear aspect, radiator, LED lighting and carpet flooring.

BATHROOM 6' 0" x 7' 4" (1.83m x 2.26m) Comprising of a panel bath with shower and glazed shower screen, heated towel rail, vanity unit wash hand basin and a close couple WC. Obscure glazed window, radiator, shower panels to the walls and tiled flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking, courtesy lighting to the front door and garage, access to the side lobby.

GARAGE 8' 2" x 10' 8" (2.5m x 3.26m) Having double doors to the front, power and lighting, door to the shower room and opening to the lobby.

REAR GARDEN West facing garden having a block paved seating area adjacent to the house with steps up to a formal lawn with mature shrub and tree borders. Decked seating area with wooden pergola for shade, log store and wood panel fencing to the boundary.

SOLAR PANELS The solar panels on this property are owned and provide an income every quarter. Please ask for further details.

AGENTS NOTE 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.

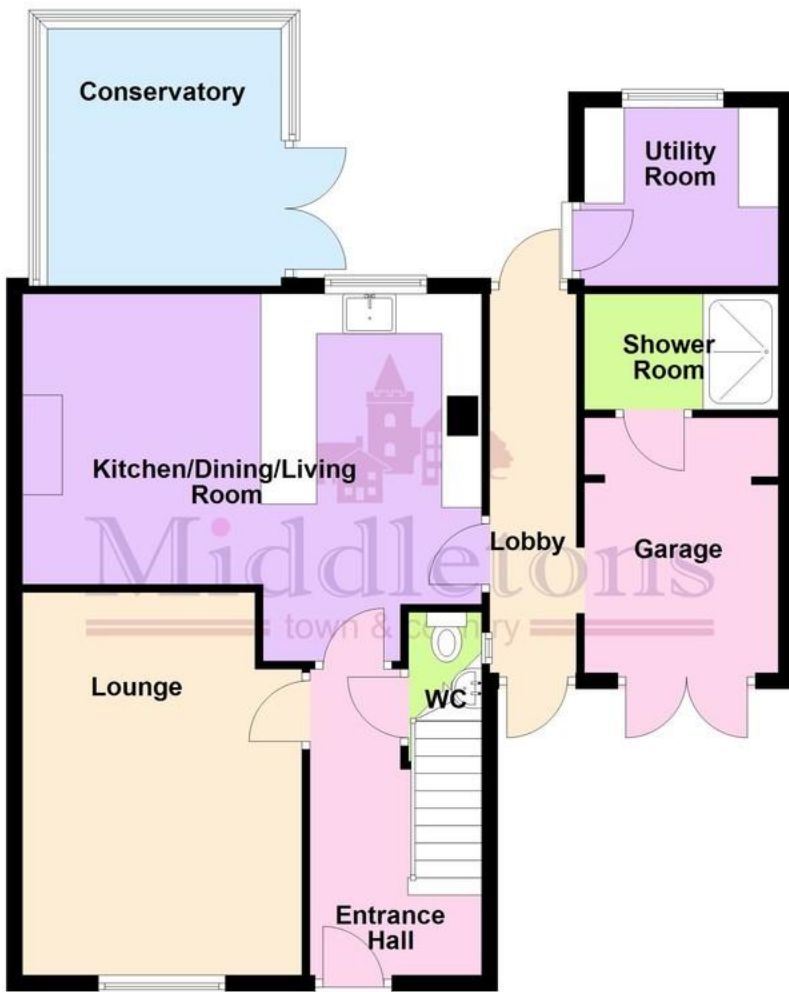
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees



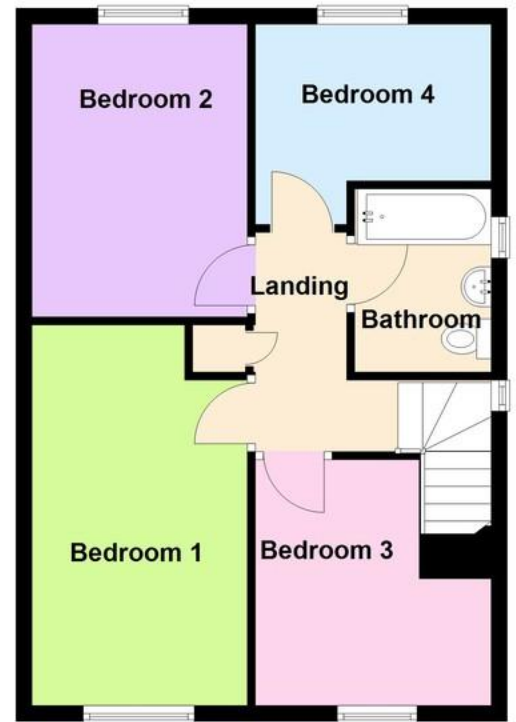




Ground Floor



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	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.