

Sinclair



2 Grange Close, Melton Mowbray

Melton Mowbray

£535,000

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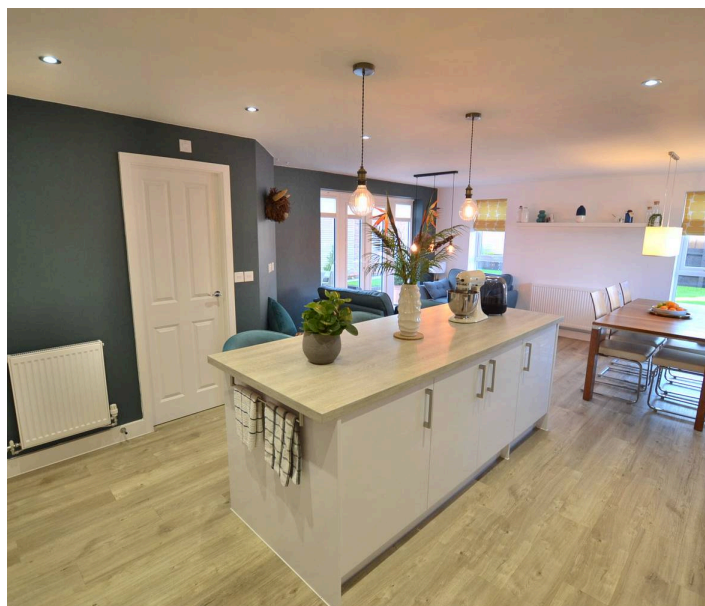
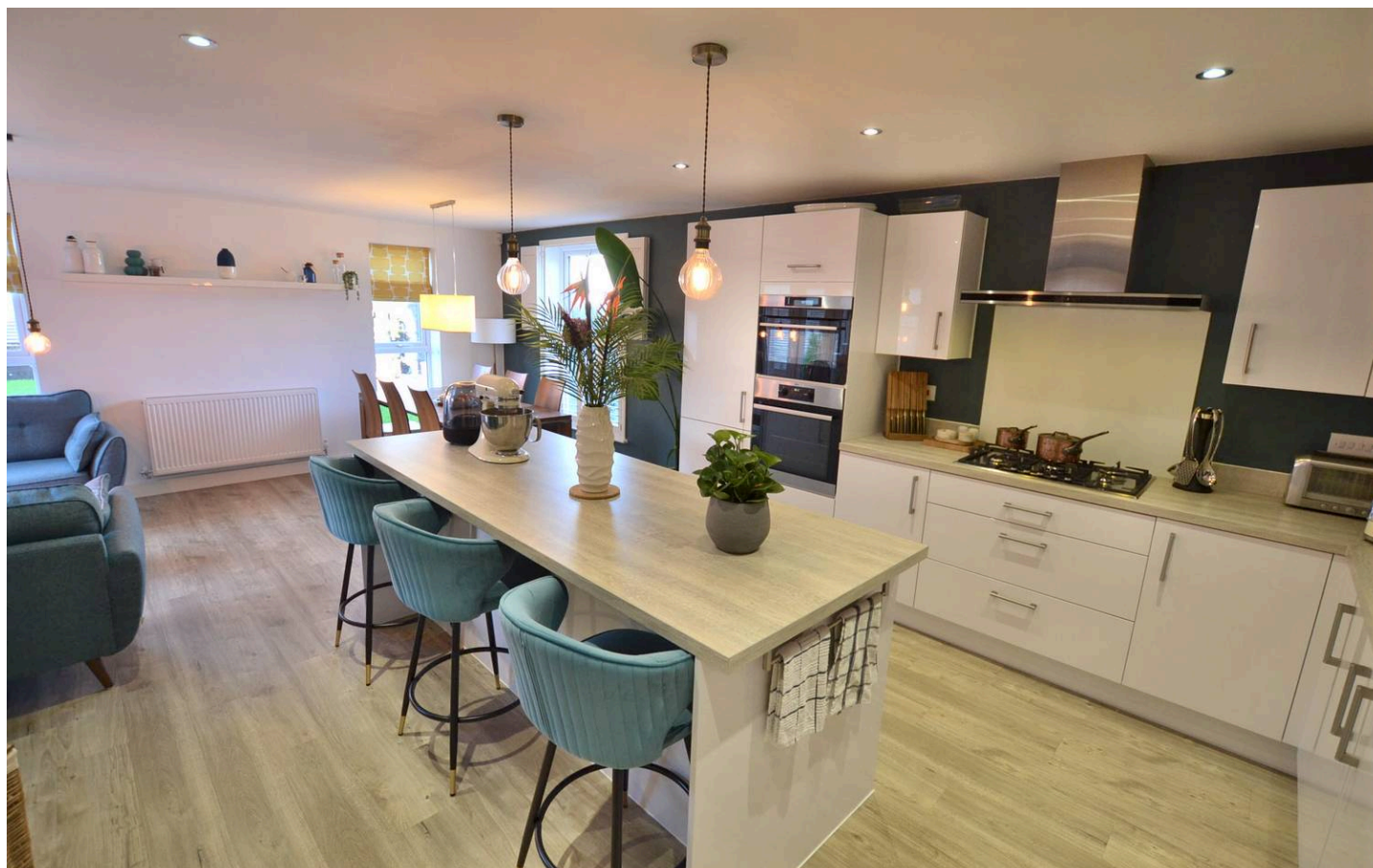
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning Executive Detached
- Much Improved By Current Vendors
- Open Plan Living Kitchen
- Home Office
- Contemporary Landscaped Gardens
- Four Double Bedrooms
- Three Bath/ Shower Rooms
- Double Detached Garage
- Double Driveway (EV Charger)



Reception Hall

12' 0" x 10' 11" (3.66m x 3.33m)

The reception hall offers a stunning welcome to the property with a mezzanine style landing overlooking the hallway, radiator, central staircase accessing the first floor with an under stair storage cupboard and double doors accessing the living room. There are further doors accessing a downstairs cloakroom/ WC, home office and the open plan family living/ dining kitchen which offers a particular feature of Sale.

Living Room

21' 2" x 12' 0" (6.44m x 3.65m)

The living room has herringbone style flooring, bespoke wall panelling and UPVC double glazed window with fitted shutter blinds, radiator and UPVC double glazed French patio doors overlooking and accessing the landscaped garden

Home Office

11' 6" x 5' 9" (3.50m x 1.75m)

The home office has UPVC double glazed window with fitted shutter blinds, radiator and a bespoke Office workstation with shelving and deep drawers.

Downstairs WC

Fitted with a white two-piece suite comprising low flush WC and pedestal wash hand basin, radiator, wall panelling and UPVC double glazed opaque glass window



Open Plan Family Living/Dining Kitchen

23' 5" x 16' 4" (7.13m x 4.97m)

(Maximum Measurements / minimum 3.87m) The Open Plan family living, dining kitchen offer a particular feature of Sale being a generously proportioned open space with kitchen area (with centre island breakfast bar), dining areas and further sitting area. There are UPVC double glazed windows to 2 elevations and UPVC double glazed French patio doors accessing the garden and patio area. There are range of integrated appliances including a five ring gas hob with drawer storage under, dishwasher, double eyelevel oven and grill with combination microwave , fridge and freezer and the Central Island breakfast bar has plenty of fur Storage under. There is a door accessing the utility room.

Utility Room

6' 9" x 5' 1" (2.06m x 1.55m)

The utility room has a worksurface, radiator, plumbing for washing machine and space for tumble dryer. There is a wall mounted and concealed gas boiler and useful under stair storage cupboard.

Landing

The landing is a super open space with dog leg staircase and mezzanine feature overlooking the hallway. There are doors accessing four double bedrooms with en suites to the master bedroom and bedroom 2/guestroom; and a further family bathroom.

Master Bedroom

13' 3" x 10' 7" (4.03m x 3.23m)

(Measurements not including room entry) The master bedroom has bespoke wall panelling feature, UPVC double glazed windows to two elevations, range of fitted mirror fronted wardrobe/ cupboards, radiator and door accessing the en suite shower room



Master Bedroom

13' 3" x 10' 7" (4.03m x 3.23m)

(Measurements not including room entry) The master bedroom has bespoke wall panelling feature, UPVC double glazed windows to two elevations, range of fitted mirror fronted wardrobe/ cupboards, radiator and door accessing the en suite shower room

En Suite

The en suite is fitted with a white three-piece suite comprising full width shower cubicle, low flush WC and pedestal wash hand basin. There is a radiator and UPVC double glazed opaque glass window.

Bedroom 2/ Guest Room

12' 4" x 9' 6" (3.75m x 2.89m)

(Measurements to the front of wardrobe/cupboards) UPVC double glazed window overlooking the landscape garden, radiator and door accessing the en suite

En Suite

The ensuite is fitted with a white three-piece suite comprising walk-in shower cubicle, low flush WC and pedestal wash hand basin, radiator

Bedroom 3

10' 0" x 9' 9" (3.05m x 2.96m)

(Measurements to the front of wardrobe/cupboards) UPVC double glazed window, radiator, fitted wardrobe/cupboards and bespoke wall panel feature

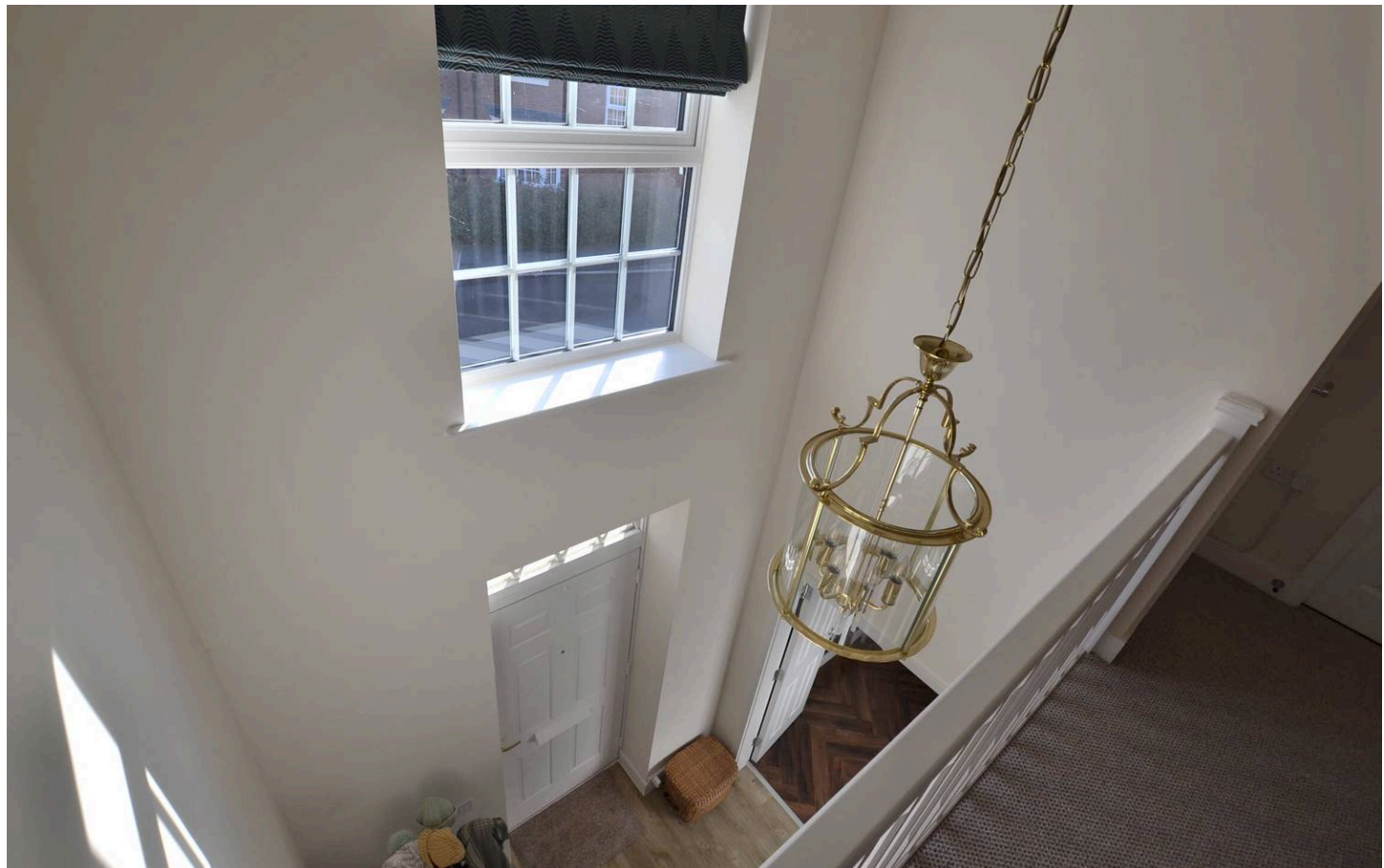
Bedroom 4

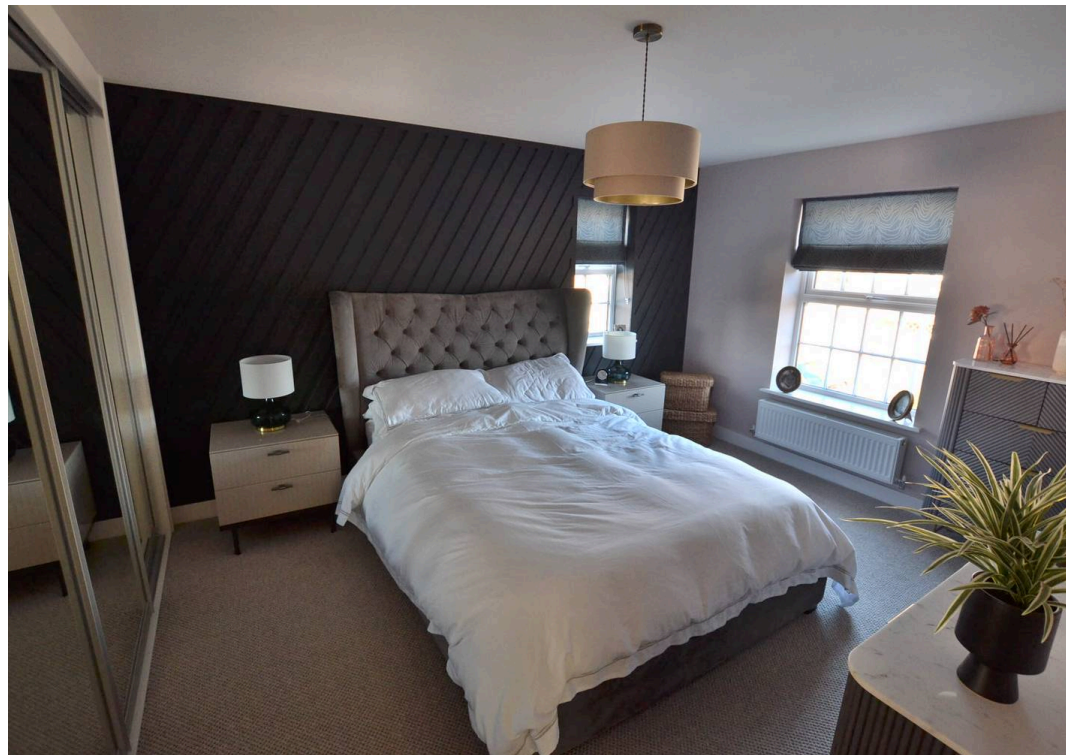
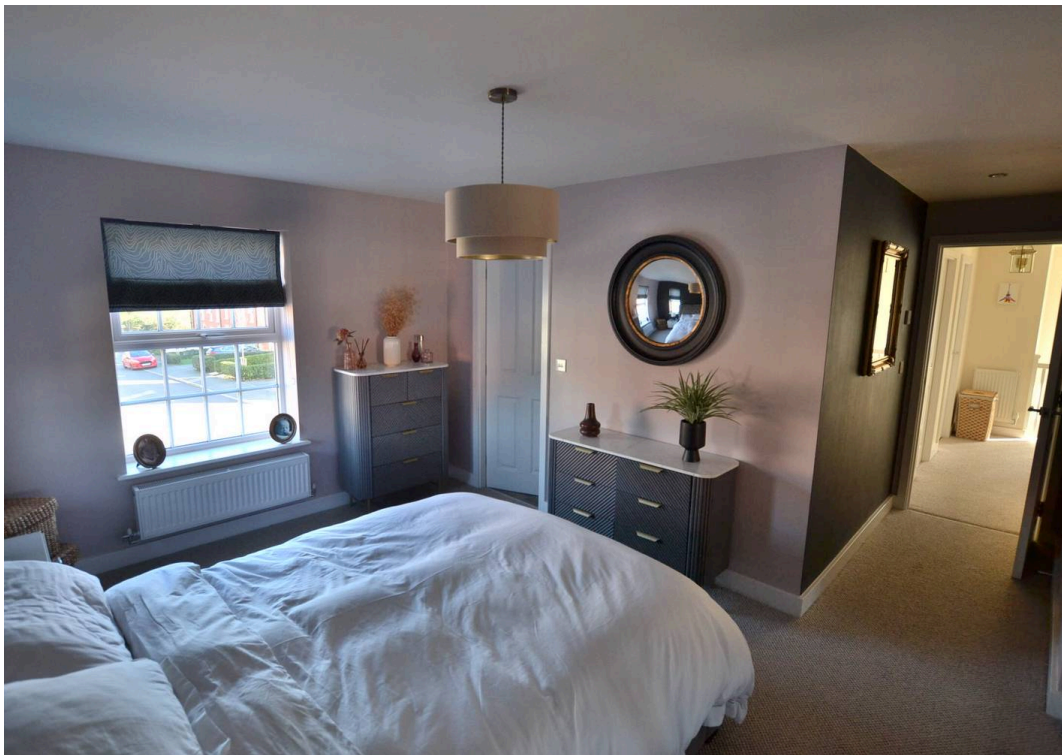
11' 3" x 8' 10" (3.43m x 2.69m)

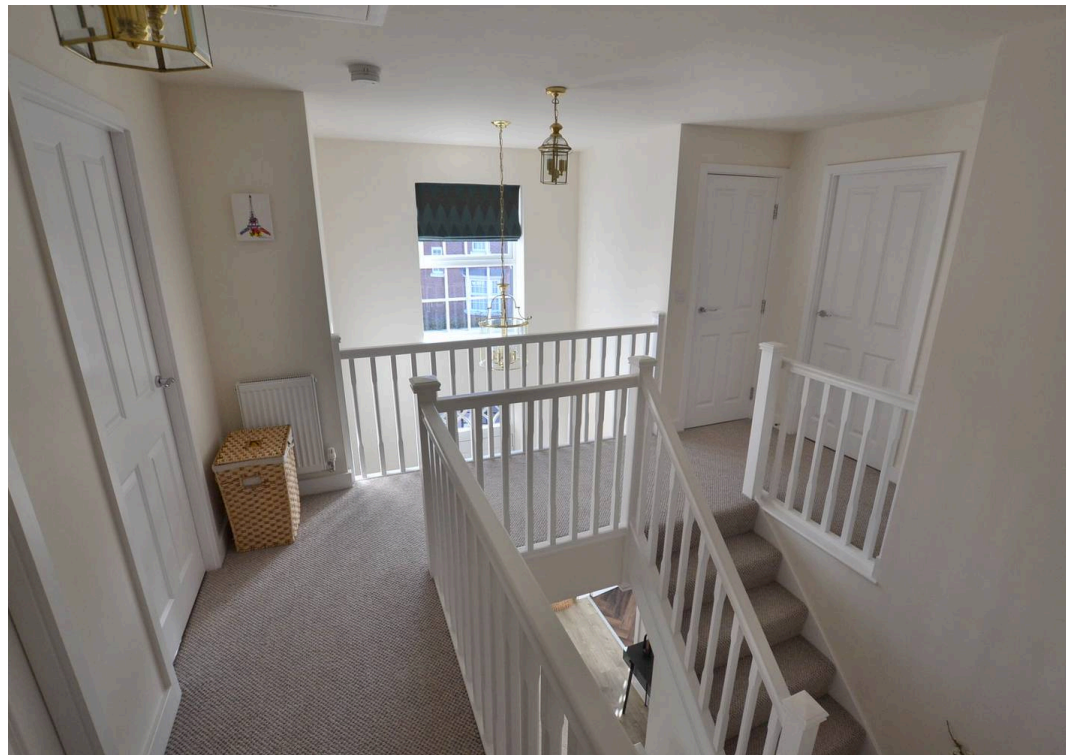
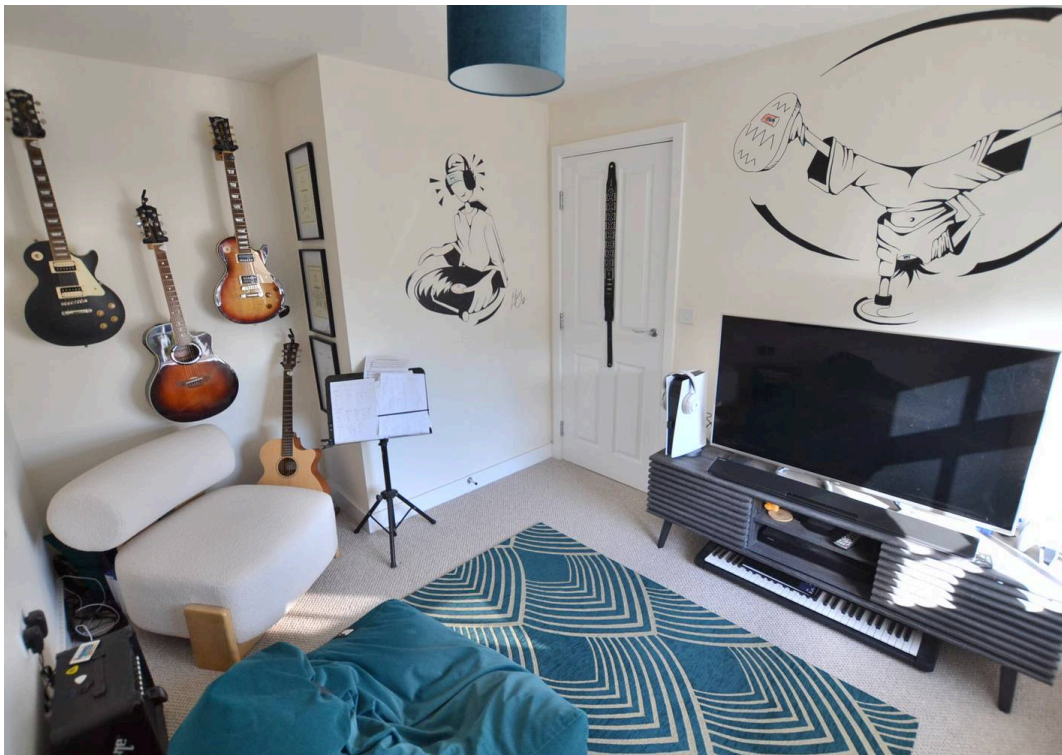
(Measurements into alcove recess. Max measurements) UPVC double glazed window, radiator

Family Bathroom

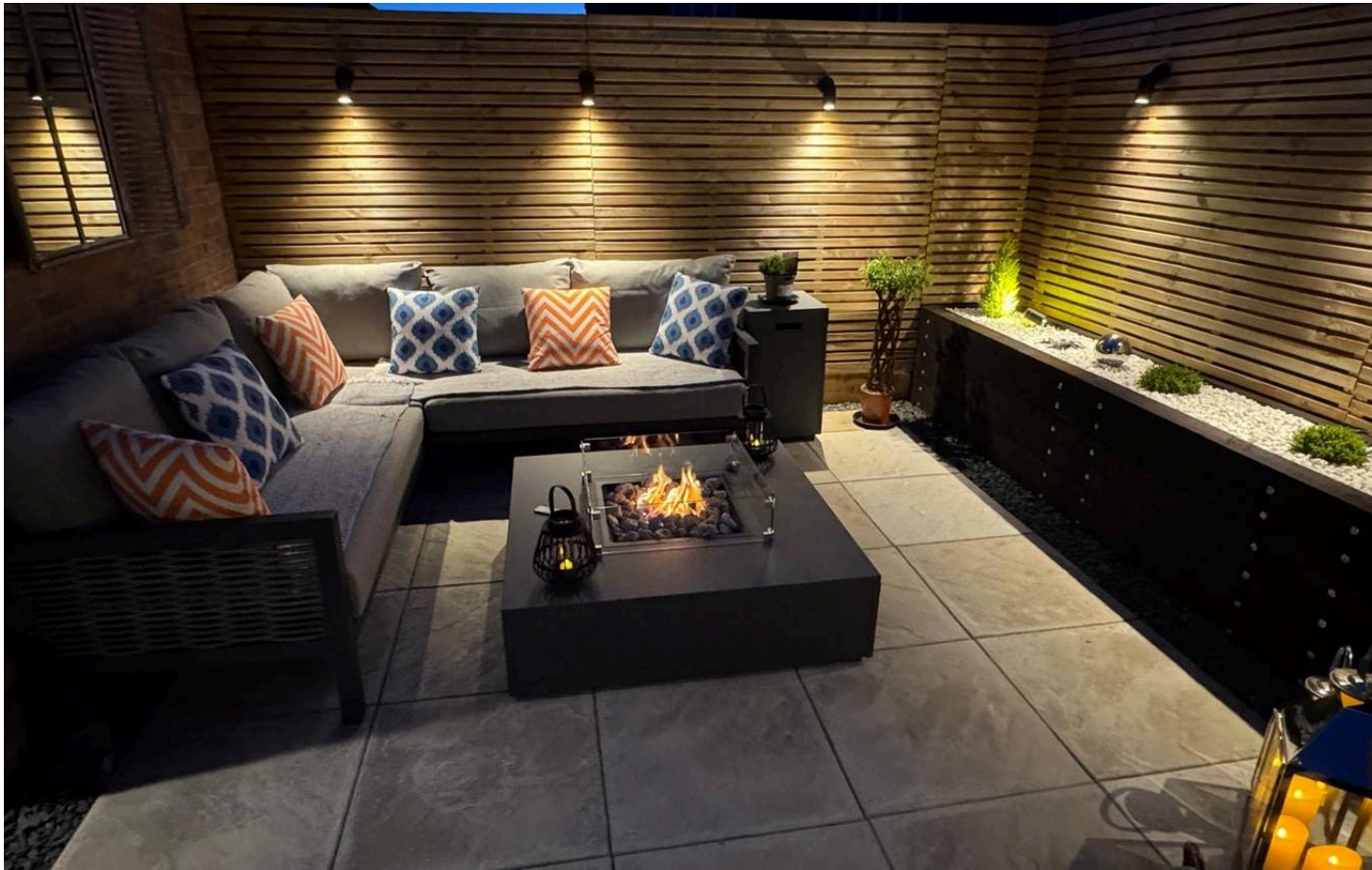
The family bathroom is fitted with a white four piece suite comprising panel bath with centre wall mounted shower mixer tap, walk-in shower cubicle, low flush WC and pedestal wash hand basin. There is a radiator and UPVC double glazed opaque glass window.











FRONT GARDEN

The property occupies a pleasant corner position with gardens to the front side and rear. The front has lawned garden areas with central pathway leading to the entrance door and iron railings and gates to the boundaries.

REAR GARDEN

The rear garden has been beautifully landscaped with a well proportioned patio area accessed from the living room and the open plan family dining kitchen (ideal for entertaining). The garden beyond is laid mainly to lawn with raised railway sleeper planting boards. There is a pathway leading to a further patio snug area to the rear of the double garage. The boundaries are finished with contemporary wood slat screening, timber fencing and LED outside lighting.

DOUBLE GARAGE

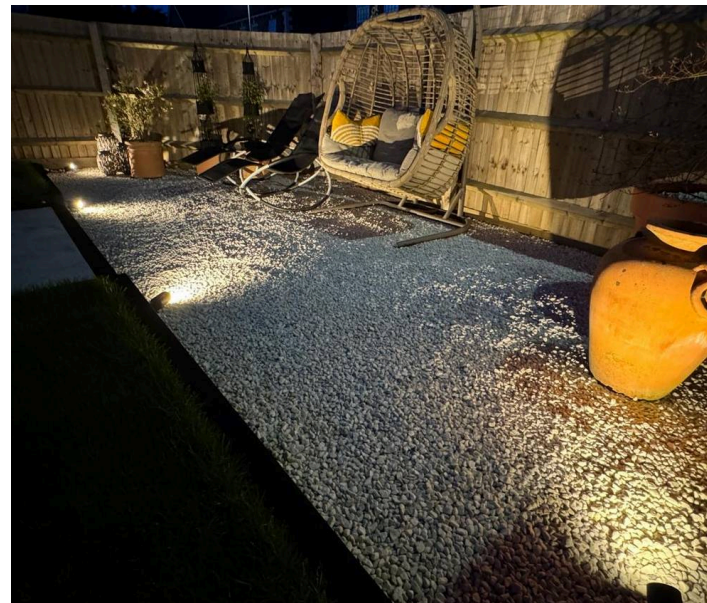
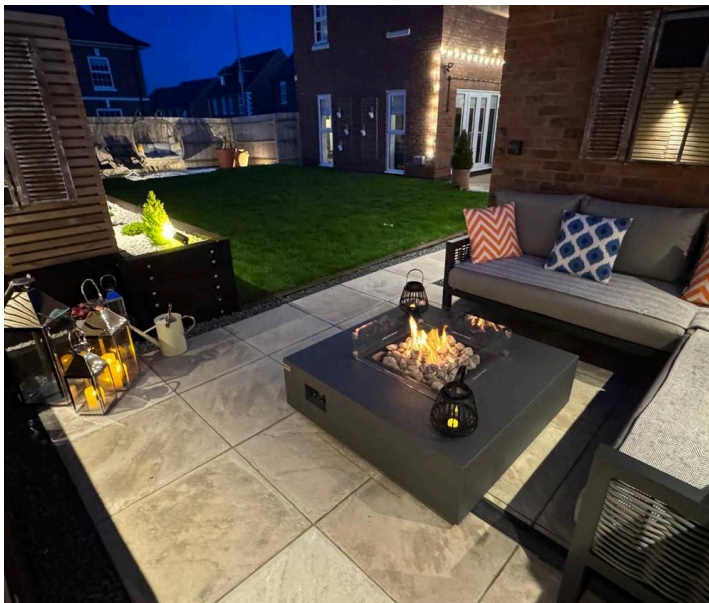
2 Parking Spaces

The garage has electric light and power and a personal access to the garden.

DRIVEWAY

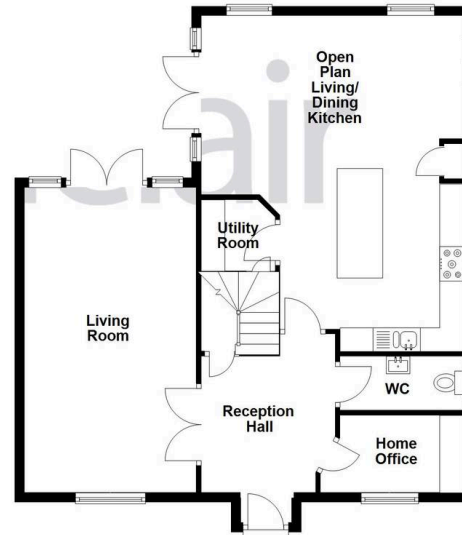
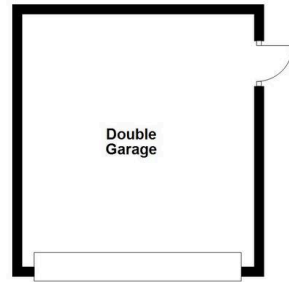
6 Parking Spaces

The driveway provides off road parking for four cars and comes with the benefit of an EV charging point

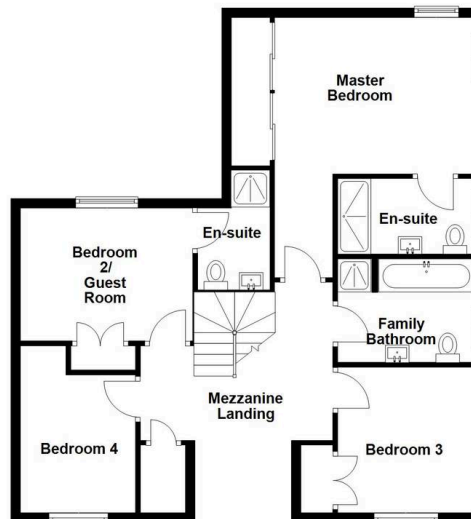




Ground Floor



First Floor





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