

WOODLAND AVENUE, MELTON MOWBRAY

Guide Price £260,000

Three Bedrooms

Freehold

Middletons
town & country

- EDWARDIAN TERRACED HOUSE
- THREE RECEPTION ROOMS
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LINKS
- DOWNSTAIRS WC
- UTILITY ROOM
- LOCAL SCHOOLS NEARBY
- SOUTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com











Beautifully presented throughout this spacious three bedroom Victorian home is situated on a popular avenue to the south side of Melton Mowbray. Within close proximity to the town centre, local schools and amenities.

Retaining charming original Victorian doors and skirting boards, and enhanced by expertly replastered walls throughout, this beautifully presented home offers well-balanced accommodation comprising an entrance hall, lounge, dining room, kitchen, utility room, cloakroom and sun room. To the first floor are three good-sized bedrooms and a four-piece family bathroom, while a further staircase leads to a useful attic space with a Velux window and eaves storage. Outside, there is a low-maintenance rear garden and side passage. Further improvements include a rear extension completed in 2019, a new boiler in 2021 and a new roof in 2022.

ENTRANCE HALL The welcoming entrance hall is bathed in natural light from an obscure glazed front door complemented by a glazed overhead panel. Retaining a wealth of character, the space features attractive wood-panelled walls, original tiled flooring and a radiator, with a staircase rising to the first floor and traditional pine doors leading to the ground floor accommodation.

LOUNGE 11' 0" x 14' 2" (3.37m x 4.34m) Enjoying an attractive front-facing walk-in bay window, this charming reception room centres around a feature fireplace housing an inset log burner, creating a warm and inviting focal point. Further benefits include a TV aerial point and carpet flooring.

DINING ROOM 10' 1" x 12' 4" (3.08m x 3.77m) A beautifully proportioned dining room rich in character, centred around an original cast iron fireplace with decorative tiled inserts. Period features include picture rails, a ceiling rose, fitted alcove storage and a radiator, blending charm with practicality. Steps rise to the utility room and cloakroom, while herringbone wood flooring flows seamlessly through to the kitchen, creating a wonderful sense of continuity throughout the ground floor.

KITCHEN 7' 7" x 11' 1" (2.33m x 3.39m) Flooded with natural light thanks to its open-plan connection to the garden room, the kitchen combines contemporary functionality with timeless style. Fitted with base units topped by solid wood work surfaces, the space features an undermounted sink with a Arno instant boiling water tap, open shelving and the added benefit of an understairs shelved and painted pantry providing excellent storage. Integrated appliances include a dishwasher, fridge, electric oven and induction hob. Steps rise to the garden room, creating a seamless flow between the living spaces and garden beyond.

UTILITY ROOM 9' 11" x 5' 0" (3.04m x 1.53m) A practical and versatile utility space fitted with a wall unit housing an integrated microwave, a vanity wash hand basin and a work surface with space and plumbing for both a washing machine and tumble dryer. A large skylight floods the room with natural light, while an opening through to the kitchen creates an open feel. Herringbone wood flooring continues seamlessly through to the cloakroom, enhancing the flow of the space. An external door provides access to a covered side passageway, offering a convenient route between the front and rear of the property.

CLOAKROOM 5' 1" x 2' 3" (1.57m x 0.71m) Comprising of a dual flush WC.

SUN ROOM 16' 0" x 9' 2" (4.88m x 2.80m) A wonderful garden room forming the heart of the home, flooded with natural light from French doors, a picture window overlooking the garden and a large skylight above. Offering ample space for relaxed seating, a breakfast bar and freestanding fridge freezer, this versatile room creates the perfect setting for everyday living and entertaining. Further features include a radiator and TV aerial point.

LANDING Taking the stairs to the first-floor landing, where a further staircase rises to the attic space, this characterful area benefits from useful under-stair storage, carpet flooring and traditional pine doors leading to the bedroom and bathroom accommodation.

BEDROOM ONE 10' 4" x 14' 4" (3.16m x 4.39m) A generous double bedroom enjoying excellent natural light from a charming walk-in bay window to the front elevation. This well-proportioned room offers ample space for freestanding furniture and benefits from a radiator and carpet flooring,

BEDROOM TWO 10' 2" x 12' 7" (3.11m x 3.84m) Another well-proportioned double bedroom enjoying a pleasant rear aspect, featuring an exposed brick chimney breast that adds character and warmth to the space. Complemented by varnished floorboards, a radiator and a rear-facing window.

BEDROOM THREE 8' 0" x 5' 2" (2.44m x 1.59m) Currently utilised as a home office, this versatile third bedroom enjoys a front-facing window and benefits from built-in storage, a radiator and carpet flooring. Ideal as a nursery, study or single bedroom, the room offers flexibility to suit a variety of lifestyles.

BATHROOM 11' 0" x 7' 6" (3.36m x 2.31m) Stepping down into the spacious bathroom, beautifully appointed with a freestanding bath complete with mixer tap and handheld shower attachment, separate shower cubicle, dual flush WC and a vanity wash hand basin. An obscure glazed rear window provides natural light, while a heated towel rail, airing cupboard and characterful exposed floorboards complete this well-presented space.

ATTIC SPACE 11' 1" x 10' 5" (3.39m x 3.18m) Taking the staircase from the first floor, a generous storage area is located on the half landing before continuing to the useful attic space. Benefiting from a Velux roof window, eaves storage cupboard and carpet flooring, this versatile area offers excellent additional storage and potential for a variety of uses, subject to any necessary consents.

FRONT ASPECT The property is approached through an attractive walled front garden with gated access to the front porch with courtesy lighting, creating a charming first impression. A useful passageway to the side provides access to the utility room and offers a practical space for wheelie bin storage, enhancing the functionality of the outdoor space.

REAR GARDEN The south-facing rear garden has been thoughtfully designed for ease of maintenance, featuring an attractive paved terrace complemented by raised flower and shrub beds and a beautiful Acer tree. Steps lead up to a built-in seating area, perfectly positioned to enjoy this wonderful suntrap. Further benefits include a garden tap and high timber fencing to the boundaries, creating a private and secluded outdoor space ideal for relaxing and entertaining.

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.

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







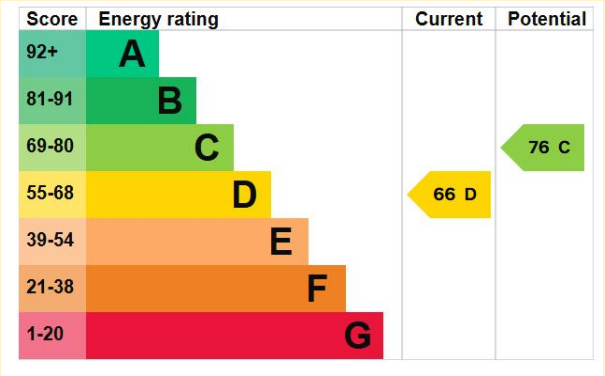

GROW WILD
TURNS OUT THESE ARE MY MONKEYS AND THIS IS MY CIRCUS







This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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 are 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.