





## SUMMARY

Hancock are proud to bring to market this fabulous 5 bedroom detached house with adjoining annex. The property comprises of, entrance hall, Lounge, Dining Room, Play Room/Office, kitchen, utility room, downstairs WC, rear garden, beautiful open views, off road parking, gas central heating and UPVC double glazed windows. The annex includes its own kitchen, Living space, shower room, gas central heating and UPVC double glazing. This is a MUST VIEW property to be fully appreciated. Please call on 01664 563481 to arrange a viewing.

## ENTRANCE HALL

6' 02" x 13' 03" (1.88m x 4.04m) The entrance hall includes wood flooring, radiator, coving to ceiling, stairs leading to first floor and access to dining room and kitchen.

## LOUNGE

12' 10" x 14' 11" (3.91m x 4.55m) The lounge space benefits from UPVC double glazed sliding door enabling access to the rear garden and extending an entertaining space. This also provides lovely views over the open fields. The includes laminate wood flooring, TV Aerial Point, radiator and coving to ceiling.



## DINING ROOM

12' 09" x 10' 02" (3.89m x 3.1m) This includes laminate wood flooring, radiator, UPVC double glazed bay window over front aspect and coving ceiling.

## KITCHEN

12' 03" x 14' 09" (3.73m x 4.5m) This spacious kitchen benefits from a range of wall and base units with worktop over, stainless steel sink and drainer unit with mixer tap over, double gas oven with extractor hood over, tiled splashbacks, tiled floor, space for fridge freezer, space for dishwasher,

breakfast bar, access to lounge and utility room, radiator and UPVC double glazed window over looking open fields and garden.

### RECEPTION ROOM

7' 08" x 17' 05" (2.34m x 5.31m) This additional reception gives any potential buyer flexibility on how this space is used. This could be perfect for a playroom, office space or even an additional snug. The room includes radiator, carpet flooring and UPVC double glazed window.

### UTILITY ROOM

6' 07" x 14' 09" (2.01m x 4.5m) The useful utility space provides additional base units with worktop over, space for washing machine and tumble dryer, wall mount boiler, access to WC, tiled flooring, radiator and two UPVC double glazed windows.

### WC

2' 05" x 6' 10" (0.74m x 2.08m) The downstairs WC benefits from a low level WC, wash hand basin with mixer tap, heated towel rail, tiled flooring and UPVC obscure double glazed window.

### MASTER BEDROOM

15' 00" x 13' 07" (4.57m x 4.14m) This generous master bedroom comprises of carpet flooring, radiator, substantial amount of built-in wardrobe space and UPVC double glazed window.

### BEDROOM TWO

11' 06" x 10' 03" (3.51m x 3.12m) The second bedroom benefits from carpet flooring, radiator and UPVC double glazed window over rear aspect.

### BEDROOM THREE

8' 11" x 11' 09" (2.72m x 3.58m) The third bedroom is situated on the front of property and benefits from carpet flooring, radiator and UPVC double glazed window.



### BEDROOM FOUR

8' 06" x 8' 07" (2.59m x 2.62m) The fourth bedroom includes original wood flooring, radiator and UPVC double glazed window over rear aspect.

### BEDROOM FIVE

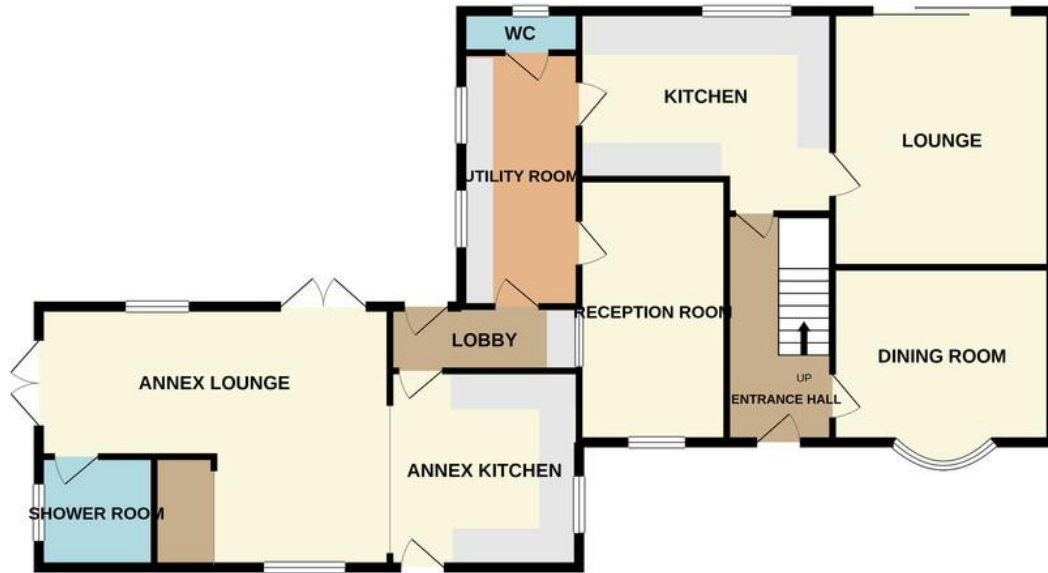
7' 06" x 8' 07" (2.29m x 2.62m) The final bedroom includes carpet flooring, radiator and UPVC double glazed window providing exceptional views.

### OUTSIDE

To the front of the property, there is a gravel laid



GROUND FLOOR



1ST FLOOR



Tenure: Freehold

Local Authority:

Council Tax Band: Band

Property Directions:

**Hancock**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	

36 Burton Street, Melton Mowbray,  
Leicestershire, LE13 1AF

www.hancockproperty.co.uk  
enquiries@ Hancockproperty.co.uk  
01664 563481

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. 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.

Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.