



## SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £425,000

Four Bedrooms

Freehold



**EXTENDED DETACHED HOUSE**

**VERSATILE ACCOMODATION**

**BBQ HUT**

**CLOSE TO LOCAL AMENITIES**

**DRIVEWAY AND GARAGE**

**LARGE WEST FACING GARDEN**

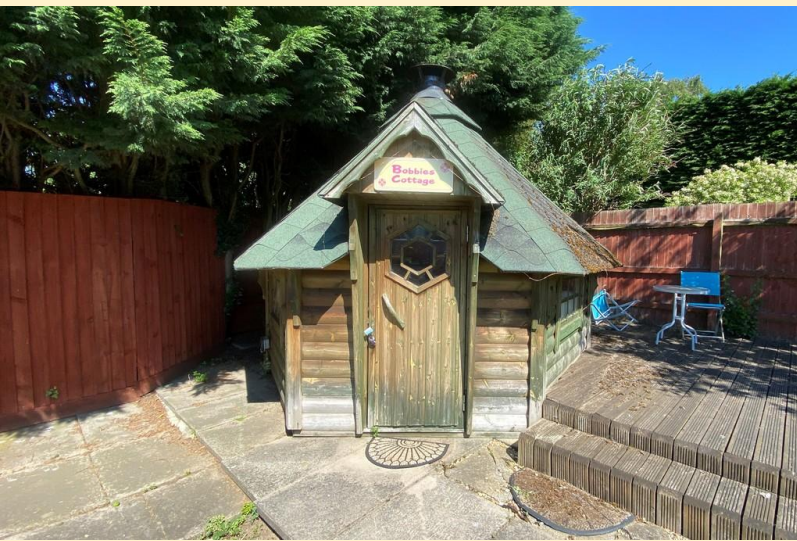
**MASTER SUITE**

**NORTH SIDE OF MELTON MOWBRAY**

**01664 566258**

**info@middletons.uk.com**





Extended four bedroom detached house situated to the north side of Melton Mowbray. Within close proximity to local schools, the Melton Country park and the town centre.

This fantastic family home offers versatile accommodation comprising; entrance hall, lounge, open-plan dining area, large sitting room, kitchen, utility and cloakroom to the ground floor. Master bedroom with en-suite and walk-in wardrobe, three further bedrooms and a family bathroom to the first floor. The property also benefits from generous off road parking, integral garage, large landscaped, west facing garden with a BBQ hut for entertaining.



**ENTRANCE HALL** Composite glazed door with glazed side panel into the entrance hall, oak staircase rising to the first floor, under stair storage cupboard, radiator, laminate wood flooring and doors off to;

**LOUNGE** 13' 0" x 10' 11" (3.97m x 3.33m) Having a double glazed bow window to the front aspect, curved radiator, chimney breast inset with a multi-fuel burner, shelving to the alcoves, TV aerial point and laminate wood flooring.

**OPEN-PLAN DINING AREA** 12' 4" x 10' 11" (3.76m x 3.35m) Having double glazed french doors opening out onto the rear decking making a great space for entertaining, chimney breast with shelving to the alcove, wall lights, radiator and laminate wood flooring continuing through to the living room.

**LIVING ROOM** 17' 8" x 12' 5" (5.4m x 3.8m) Having french doors to the rear aspect and patio doors to the side opening up the room to the outside space, feature fireplace with gas fire, radiator and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 16' 4" x 7' 4" (5m x 2.25m) Fitted with a good range of wall, drawer and base units, breakfast bar with double glazed window overlooking the rear garden, solid wood work surfaces, one and half bowl sink and drainer unit set into the bay window recess to the side aspect. Range Master cooker with extractor hood over, integrated dishwasher, space for a fridge freezer, inbuilt pantry, radiator, tiled floor and door to:

**UTILITY ROOM** Fitted with a range of wall, drawer and base units, roll top work surfaces, butler sink, tiled splash backs, space and plumbing for a washing machine and tumble dryer, radiator, wall mounted Worcester boiler, tiled floor and door to;

**CLOAKROOM** Comprising of a low flush WC with an obscure double glazed window to the side.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with a double glazed window to the side, loft access hatch and doors off to;

**MASTER BEDROOM** 23' 6" x 12' 5" (7.18m x 3.8m) Spacious master having an extensive range of fitted wardrobes and drawer units to one wall, double glazed window to the rear aspect, radiator, ceiling fan, carpet flooring and door through to the ensuite.

**ENSUITE** 12' 5" x 7' 4" (3.8m x 2.26m) Comprising of a vanity unit with wash hand basin and close coupled WC, double shower cubicle, heated towel rail, part tiled walls and tiled flooring, obscure glazed window and sliding doors to the walk in wardrobe fitted with shelving and hanging rails.

**BEDROOM TWO** 12' 5" x 10' 9" (3.8m x 3.3m) Another good sized double room having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 10' 2" x 7' 8" (3.11m x 2.36m) Having a double glazed bow window to the front aspect, curved radiator, carpet flooring and built in wardrobes.

**BEDROOM FOUR** 7' 11" x 7' 10" (2.42m x 2.4m) Having a double glazed window to the front aspect, radiator, carpet flooring.

**BATHROOM** 7' 10" x 6' 7" (2.4m x 2.03m) Comprising of a vanity unit with wash hand basin and close coupled WC, double ended panel bath with central tap and shower attachment, heated towel rail, tiled splash areas, obscure glazed window and laminate wood flooring.

**OUTSIDE TO THE FRONT** Block paved in and out driveway providing ample off road parking for several vehicles leading to the integral garage. Side gate to the rear garden and a dwarf wall to the front boundary.

**GARAGE** 17' 4" x 13' 1" (5.3m x 4.01m) Having an up and over door, power and light connected, window and personnel door to the side.

**REAR GARDEN** West facing generous rear garden having a raised composite decking area adjacent to the house with an undercover seating area with glazed balustrade, steps down to a sheltered outside BBQ area with electric sockets, hot tub area (hot tub negotiable), formal lawn with slate beds to each side leading to the Norwegian BBQ hut (included in the sale). Boundary secured on all sides with wood panel fencing.

**BBQ HUT** A great feature of the garden allowing approximately ten people to be seated. Perfect for entertaining with friends, or for a cosy family evening. You can cook dinner on the split level grill, or just enjoy the warmth of the central fire as you sit back and enjoy some drinks.

**USEFUL INFORMATION** Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order. We are informed that this property has been extended/alterred. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent has been given. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**FULL BROCHURE** A full brochure for this property is available on the Middletons website.

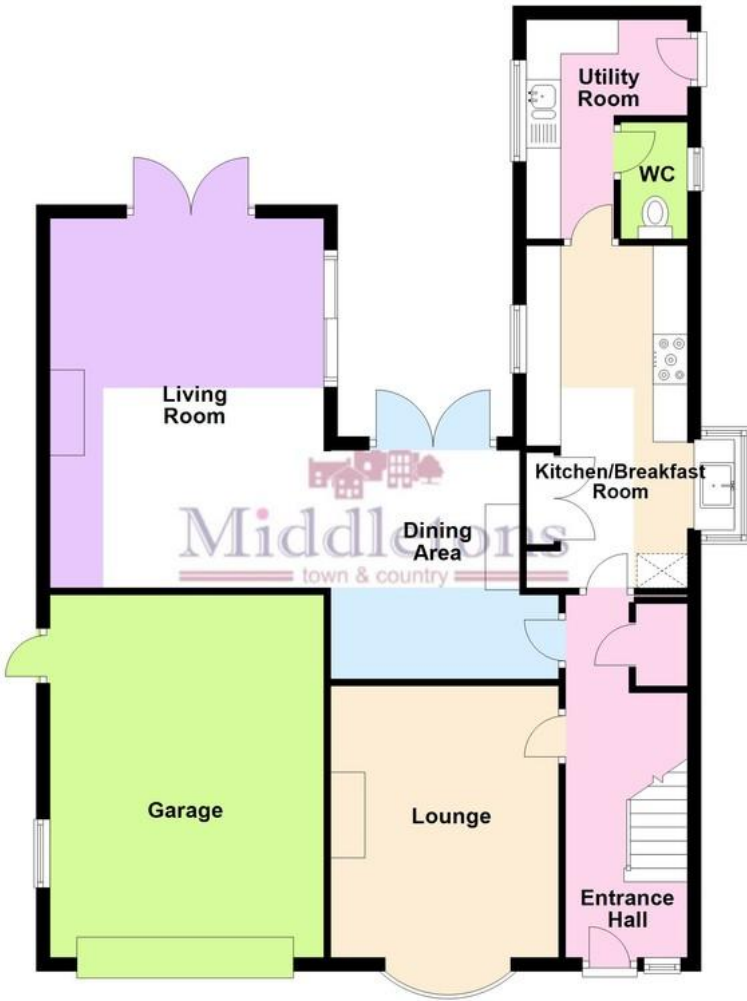
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Ground Floor



First Floor



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

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>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.