



DORIAN RISE, MELTON MOWBRAY

Asking Price Of £299,950

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

UTILITY ROOM

LOCAL SCHOOLS NEARBY

DRIVEWAY AND DOUBLE GARAGE

EN-SUITE SHOWER ROOM

CLOSE TO LOCAL AMENITIES

SOUTH SIDE OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com





Four bedroom detached family home tucked away on a quiet Cul-de-sac. Situated to the south side of Melton Mowbray on a much sought after residential area. Within walking distance of the local schools, amenities and Melton Mowbray town centre and train station.

The accommodation in brief comprises of; entrance hall, lounge, dining room, breakfast kitchen, utility room and downstairs cloakroom to the ground floor. Four bedrooms, en-suite to the master and a family bathroom to the first floor. Outside the property benefits from off road parking, double garage and both front and rear gardens.

ENTRANCE HALL UPVC door into the entrance hall having stairs rising to the first floor landing and doors off to;

CLOAKROOM Comprising of a low flush WC, wall mounted wash hand basin and radiator.

LOUNGE 16' 10" x 9' 8" (5.15m x 2.96m) Nicely proportioned room having a double glazed bay window to the front aspect and patio doors to the rear opening out onto the garden, radiator, feature fireplace with gas fire and carpet flooring.

DINING ROOM 7' 11" x 11' 10" (2.43m x 3.62m) Having a double glazed bay window to the front aspect, radiator and tiled flooring.

KITCHEN/BREAKFAST ROOM 8' 5" x 11' 9" (2.59m x 3.6m) Fitted with a range of wall, base and drawer units, square edge work surfaces, composite sink and drainer with mixer taps over, Kenwood eye level double oven, gas hob with pull out extractor hood, space and plumbing for both a washing machine and dishwasher. Double glazed window to the rear aspect, tiled flooring and door to the utility room.

UTILITY ROOM 6' 2" x 6' 0" (1.88m x 1.83m) Having a worktop with sink and drainer, space and plumbing for a washing machine, wall units, gas central heating boiler and a door to the rear garden.

MASTER BEDROOM 8' 10" x 10' 7" (2.7m x 3.25m) Having a double glazed window to the front aspect, radiator, fitted double slide wardrobes, carpet flooring and door to the ensuite.

ENSUITE Comprising of a shower cubicle, wall mounted wash hand basin and a low flush WC.

BEDROOM TWO 8' 3" x 9' 9" (2.54m x 2.98m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 5' 10" x 11' 8" (1.8m x 3.58m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 1" x 5' 6" (1.86m x 1.68m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC, radiator, tiled walls, vinyl flooring and an obscure glazed window.

BEDROOM FOUR 8' 2" x 6' 11" (2.51m x 2.13m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Having a formal lawn with a paved path leading to the house with gated access to the rear garden, laurel hedging to one side and wood panel fencing securing the boundary on the other.

GARAGE Detached brick built double garage with up and over door, power and light connected, personnel door to the side.

REAR GARDEN Large rear garden ideal for the keen gardener, formal lawn with mature tree and shrub borders, paved pathway leading to the summer house and wood panel fencing securing the boundary.

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. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are



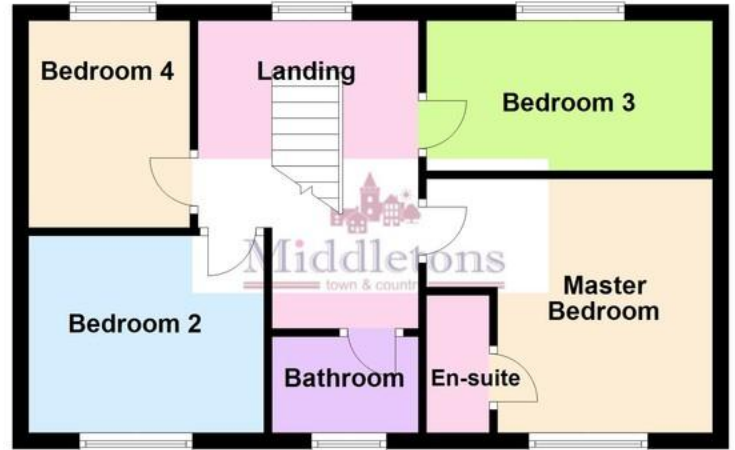




Ground Floor



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) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.