



BRIDLE CLOSE, MELTON MOWBRAY

Asking Price Of £362,500

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

MASTER ENSUITE

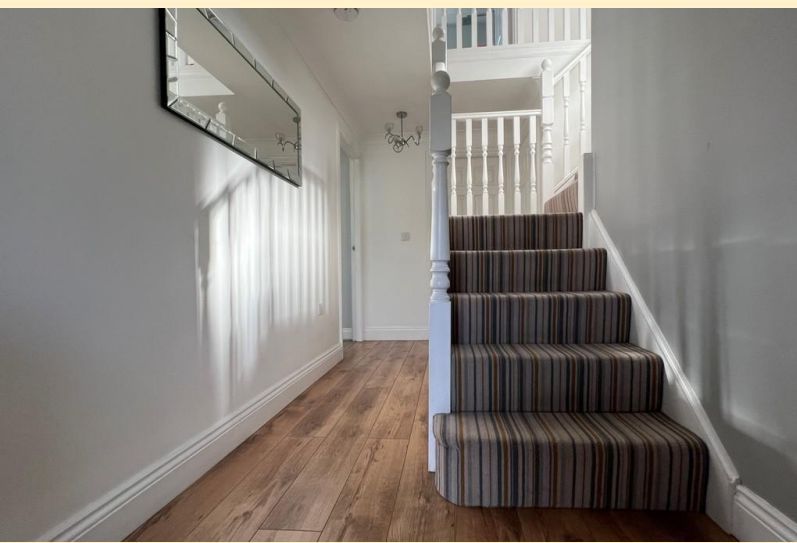
CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

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Four bedroom detached house with integral garage situated to the west side of Melton Mowbray. Close to local schools and amenities and having good commuter links to Nottingham, Leicester and Newark.

The accommodation in brief comprises; entrance hall, lounge, dining room, breakfast kitchen, utility and cloakroom to the ground floor. Four bedrooms with en-suite shower room and family bathroom to the first floor. Outside the property benefits from off road parking, integral garage and a private rear garden.

ENTRANCE HALL Storm porch with a double glazed front door with full height matching side screen into the spacious entrance hall having stairs rising to the first floor landing, radiator, alarm panel and laminate wood flooring.

LOUNGE 17' 6" x 11' 5" (5.35m x 3.50m) Having a double glazed bay window overlooking front garden, feature fireplace with electric fire, two radiators, TV aerial point, carpet flooring and opening through to dining room.

DINING ROOM 9' 10" x 11' 4" (3m x 3.47m) Having double glazed french doors opening out onto the rear patio and garden, radiator, laminate wood flooring and door through to the breakfast kitchen.

KITCHEN/BREAKFAST ROOM 16' 8" x 10' 4" (5.10m x 3.15m) Fitted with a range of modern wall, base and drawer units, roll edge work surfaces, sink and drainer unit. Integrated appliances to include a AEG fan assisted electric oven in stainless steel, induction hob, splashback and extractor hood, integrated dishwasher and fridge. Laminated flooring, splashbacks, halogen spotlights, double radiator, double glazed patio doors and window onto rear garden and double glazed French doors.

UTILITY ROOM 5' 8" x 4' 9" (1.75m x 1.45m) Base cupboard with a single sink and drainer unit, roll edged work surface, plumbing for a washing machine and an integrated fridge freezer. Wall mounted Ideal central heating boiler and a double glazed window to side.

CLOAKROOM 2' 11" x 5' 8" (0.89m x 1.74m) Comprising of a low flush WC, vanity unit wash hand basin, heated towel rail, part tiled walls and extractor fan.

LANDING Having a double glazed window to the side aspect, loft access hatch, built-in airing cupboard, radiator and doors off to;

MASTER BEDROOM 11' 5" x 16' 6" (3.50m x 5.03m) Generous double room having a double glazed bay window to front aspect, radiator, TV aerial point, carpet flooring and door to the ensuite.

ENSUITE 5' 11" x 5' 4" (1.82m x 1.64m) Comprising of a shower cubicle with shower riser, low flush WC, vanity unit wash hand basin, part tiled walls, heated towel rail, extractor fan, electric shaver point and an obscure double glazed window.

BEDROOM TWO 10' 11" x 12' 7" (3.34m x 3.85m) Having a double glazed window overlooking rear garden, radiator, telephone point, TV aerial point and carpet flooring.

BEDROOM THREE 8' 1" x 10' 3" (2.47m x 3.14m) Having a double glazed window to front aspect, radiator, TV aerial point and carpet flooring.

BEDROOM FOUR 7' 8" x 8' 0" (2.35m x 2.45m) Having a double glazed window overlooking rear garden, radiator, TV aerial point and carpet flooring.

BATHROOM 7' 7" x 6' 5" (2.33m x 1.97m) Comprising of a 'P' shaped panelled bath with shower over and folding shower screen, vanity unit wash hand basin, electric shaver point, low flush WC, part tiled walls, extractor fan and radiator. Obscure double glazed window and laminate wood flooring.

OUTSIDE TO THE FRONT To the front of the property low maintenance slate bed, tarmac driveway providing off road parking for two vehicles. Side gate giving access to the rear garden.

GARAGE Having an electric door, fitted light, power and water tap.

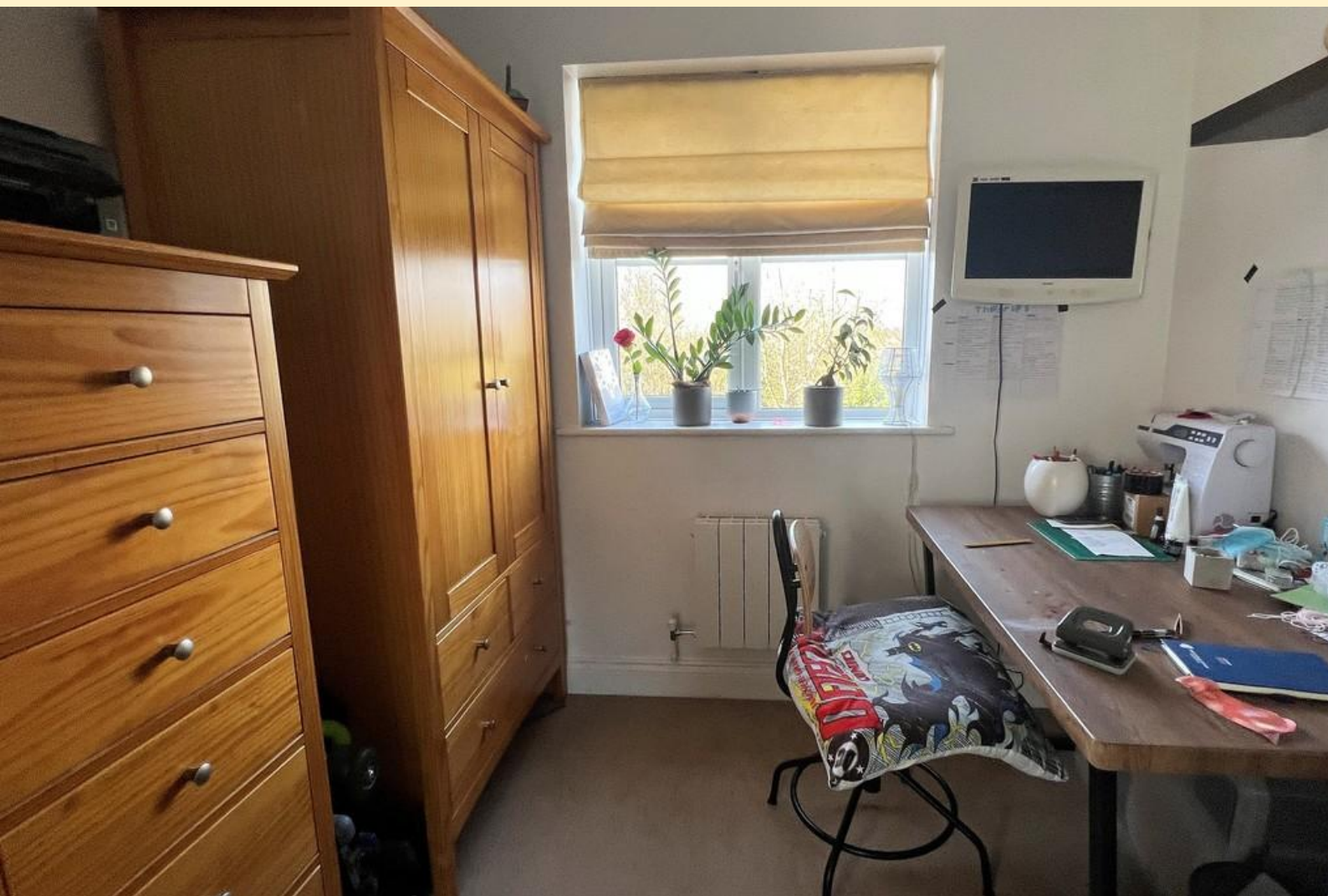
REAR GARDEN Private rear garden having a formal lawn with a paved border and paved seating area adjacent to the house, garden tap and shed. Wood panel fencing secures the boundary.

USEFUL INFORMATION 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.

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

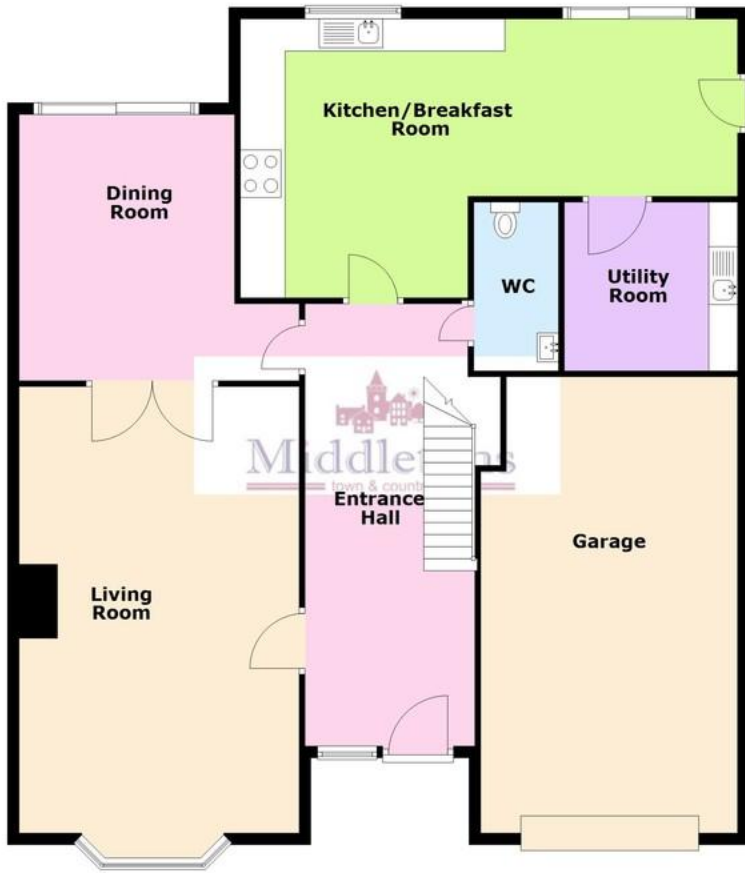
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



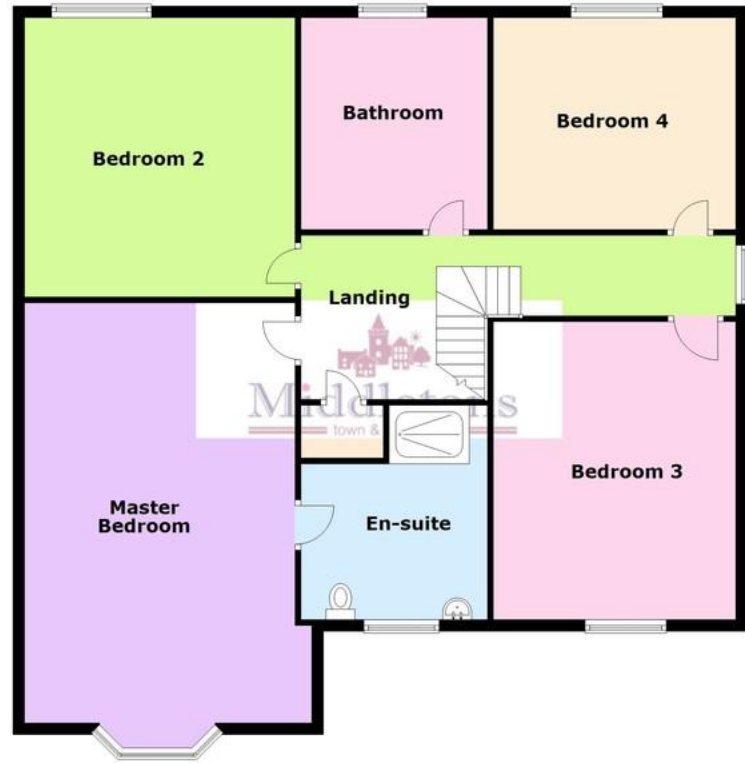




Ground Floor



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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.