



KEATS CLOSE, MELTON MOWBRAY

Asking Price Of £399,950

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DRIVEWAY AND GARAGE

DOWNSTAIRS WC

FRONT AND REAR GARDENS

MASTER SUITE

CHAIN FREE

LOCAL SCHOOLS NEARBY

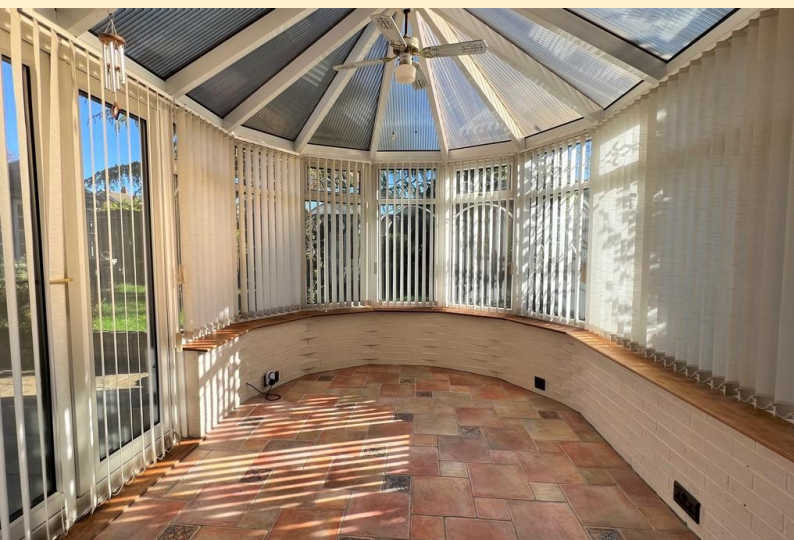
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Offered with no upward chain, four bedroom detached house situated to the north side of Melton Mowbray within close proximity to local schools, Melton Country park and the town centre.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, dining room, kitchen, utility room and conservatory to the ground floor. Four good sized bedrooms, dressing room and ensuite to the master and a family bathroom to the first floor. Outside the property benefits from off road parking, double garage and well established front and rear gardens.

PORCH UPVC leaded glazed door with front and side windows with a further UPVC door and window into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, under stair storage cupboard, radiator and laminate wood flooring.

LOUNGE 17' 7" x 13' 7" (5.38m x 4.15m) Having a double glazed bay window and a further small window to the front aspect, radiator, feature stone fireplace with gas fire, laminate wood flooring, french glazed doors to the entrance hall and a glazed door to the dining room.

DINING ROOM 9' 9" x 13' 5" (2.99m x 4.10m) Having a glazed door and window to the conservatory, radiator, laminate wood flooring and opening through to the kitchen.

CONSERVATORY 12' 2" x 9' 6" (3.72m x 2.92m) Dwarf wall base with double glazed UPVC upper, fitted blinds, french doors to the garden, central ceiling fan, gas heater, power sockets and tiled flooring.

KITCHEN 12' 7" x 13' 9" (3.85m x 4.21m max) Spacious kitchen fitted with a modern range of wall, base and drawer units, wine rack, square edge work surfaces, tiled splash backs, composite one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include; eye level AEG microwave, AEG eye level double electric oven, NEFF gas hob with extractor hood over, fridge and dishwasher. Double glazed window to the rear aspect, unit with TV aerial point and kick board heater, tiled flooring continuing through to the utility room.

UTILITY ROOM 7' 11" x 8' 0" (2.42m x 2.45m) Fitted with wall and base units in keeping with the kitchen, square edge work surfaces, inset Belfast sink, concealed space with plumbing for a washing machine and an integrated full height fridge freezer. Double glazed window and external door to the rear garden, continuation of the tiled flooring.

CLOAKROOM 3' 5" x 8' 2" (1.06m x 2.50m) Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back, radiator and an obscure glazed window.

LANDING Taking the stairs from the entrance hall to the first floor having a double glazed window to the side aspect, in-built airing cupboard, radiator and carpet flooring.

MASTER BEDROOM 13' 10" x 10' 0" (4.22m x 3.05m) Generous double glazed window to the front aspect, two radiators, fitted drawers, carpet flooring and archway to the dressing room.

DRESSING ROOM 8' 0" x 11' 11" (2.45m x 3.65m) Having a double glazed window to the front aspect, radiator, fitted wardrobes and drawers, laminate wood flooring and door to the ensuite.

ENSUITE 5' 10" x 7' 4" (1.78m x 2.26m) Comprising of a close coupled WC, vanity unit wash hand basin with illuminated mirror above, shower cubicle with a fixed waterfall shower and separate shower riser and radiator towel rail. Obscure double glazed window, tiled splash areas, tiled floor and extractor fan.

BEDROOM TWO 10' 5" x 12' 3" (3.18m x 3.75m) Having a double glazed window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 7' 4" x 12' 7" (2.24m x 3.86m) Having a double glazed window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 9' 6" x 9' 2" (2.92m x 2.8m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 10" x 6' 9" (2.09m x 2.06m) Comprising of a corner bath with shower over and shower screen, pedestal wash hand basin with fitted storage units to each side, low flush WC and towel rail. Obscure glazed window, radiator, tiled walls and vinyl flooring.

FRONT GARDEN Having a Presscrete driveway leading to the double garage and continuing along the front of the property, gravel and slate beds planted with mature shrubs with a dwarf wall to the front boundary with ornate railings.

DOUBLE GARAGE 16' 10" x 15' 3" (5.14m x 4.67m) Having an electric remote door, power and light connected, personnel door to the rear.

REAR GARDEN Having a paved patio area adjacent to the conservatory, outside tap, gravelled area with water feature, formal lawn with planted shrub and flower borders, mature trees, feature garden folly, sun house, garden shed and courtesy lighting. To the side of the property is a further continuation of the Presscrete with gated access to the front, 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.

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		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(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.