

ULLSWATER ROAD, MELTON MOWBRAY





DETACHED HOUSE

DRIVEWAY AND GARAGE

GOOD SIZED REAR GARDEN

CUL-DE-SAC POSITION

FOUR BEDROOMS

ENSUITE TO THE MASTER

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

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A well presented four bedroom, detached house situated to the south side of Melton Mowbray in a cul de sac position in a popular residential area, well placed for primary and secondary schools, Melton Mowbray town centre and within commutable distance to Leicester.

The accommodation in brief comprises; entrance hall, lounge, dining room, breakfast kitchen, utility and cloakroom to the ground floor. Four good sized bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a good sized rear garden.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, radiator, carpet flooring and doors off to the WC and lounge.

CLOAKROOM 2' 9" x 5' 3" (.84m x 1.61m) Comprising of a low flush WC, pedestal wash hand basin, radiator, obscure glazed window and carpet flooring.

LOUNGE 17' 10" \times 12' 6" (5.44m \times 3.82m) Having a double glazed walk-in box bay window to the front aspect , radiator, feature fireplace with gas fire, carpet flooring continuing through to the dining area.

DININ G AREA 8' 0" x 11' 5" (2.45m x 3.50m) Having french double glazed doors opening out onto the rear garden, radiator and door through to the kitchen.

KITCHEN/BREAKFAST ROOM 11' 2" x 16' 2" (3.42m x 4.93m) Spacious kitchen fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a dish washer, integrated electric oven and gas hob with extractor hood over. Double glazed window and french doors to the rear garden, two radiators, in-built storage cupboard, tiled flooring and door to the utility room.

UTILITY ROOM 5' 3" x 7' 2" (1.61m x 2.20m) Fitted with a base unit with space and plumbing for a washing machine, sink and drainer unit, tiled splash backs and flooring. External door to the side.

LANDING Taking the stairs from the entrance hall to the first floor landing having a built-in airing cupboard and doors off to:

MASTER BEDROOM 10' 7" x 12' 0" (3.25m x 3.68m) Having a double glazed window to the rear aspect, radiator, carpet flooring and door to the ensuite.

ENSUITE 4' 5" x 6' 8" (1.36m x 2.05m) Comprising of a shower cubicle, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator and vinyl flooring.

BEDROOM TWO 8'8" x 14' 11" (2.66m x 4.55m) Having dual aspect double glazed windows to the front and side, radiator and carpet flooring.

BEDROOM THREE 9' 2" \times 13' 5" (2.80m \times 4.11m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 9' 0" \times 9' 0" (2.76m \times 2.76m) Having a double glazed window to the front aspect, radiator and carpet flooring.

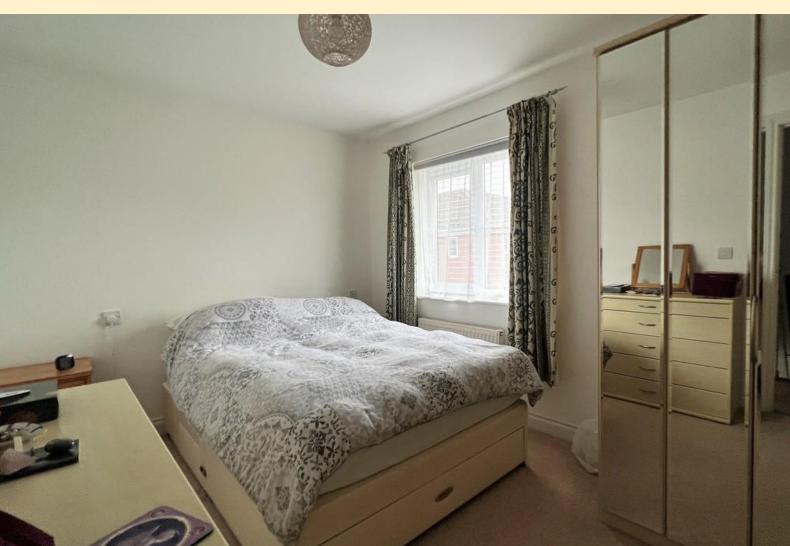
BATHROOM 6' 2" x 7' 3" (1.9m x 2.23m) Comprising of a panel bath with shower riser over, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled splash areas and vinyl flooring.

OUTSIDE TO THE FRONT Tarmac driveway providing ample off road parking and leading to the integral garage, low maintenance gravel bed with shrubs, gated access to the rear garden.

GARAGE Having an up and over door, power and light connected.

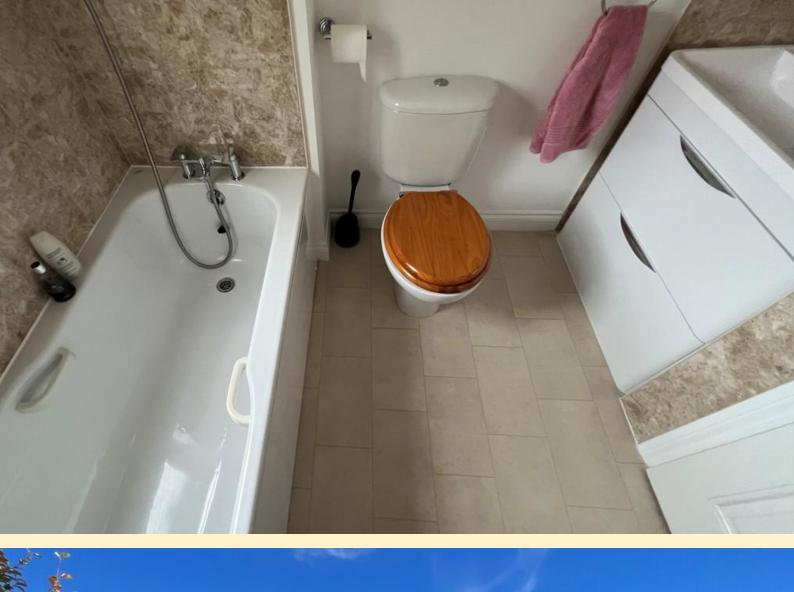
REAR GARDEN A good sized garden having a paved patio area running the width of the property and around to the side, garden tap, formal lawn with planted shrub borders, wood panel fencing to the boundary.













Ground Floor First Floor Kitchen/Breakfast **Bedroom 3** Room **Dining** Master Room Bedroom Utility Landing letons **Bedroom 2** Lounge Garage **Entrance Bedroom 4** Hall Bathroom

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

