



## ULLSWATER ROAD, MELTON MOWBRAY

Asking Price Of £330,000

Four Bedrooms

Freehold



**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**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**









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" x 12' 6" (5.44m x 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.

**DINING 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" x 13' 5" (2.80m x 4.11m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 9' 0" x 9' 0" (2.76m x 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



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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

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