

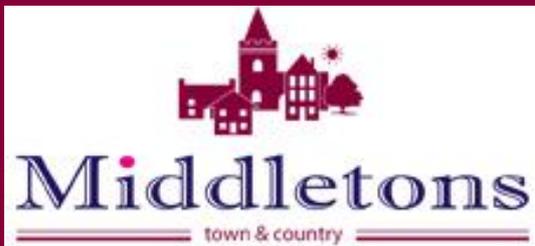


## LYLE CLOSE, MELTON MOWBRAY

Guide Price £455,000

Five Bedrooms

Freehold



**DETACHED HOUSE**

**TWO ENSUITES**

**DRIVEWAY AND GARAGE**

**CLOSE TO LOCAL SCHOOLS**

**FIVE BEDROOMS**

**DOWNSTAIRS CLOAKROOM**

**LARGE REAR GARDEN**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND E**

**01664 566258**

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Extended five bedroom detached family home situated in a quiet cul-de-sac location to the north side of Melton Mowbray within walking distance of local schools and the Melton Country park.

The accommodation in brief comprise; entrance hall, lounge, dining room, open-plan breakfast kitchen with snug area, utility and cloakroom to the ground floor. Five bedrooms, two en-suites and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a generous rear garden.



**ENTRANCE HALL** UPVC part glazed door into the entrance hall, having stairs rising to the first floor landing, radiator, tiled flooring and doors off to;

**LOUNGE** 15' 10" x 10' 8" (4.83m x 3.26m) Having a double glazed window to the front aspect, radiator, wall mounted electric fire, carpet flooring and french doors to the dining room.

**DINING ROOM** 10' 8" x 12' 4" (3.27m x 3.76m) Having double glazed french doors to the rear patio making a great space to entertain, radiator and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 13' 10" x 15' 0" (4.24m x 4.59m) Spacious kitchen with snug area, a great space for the family to enjoy. Fitted with a modern range of wall, base and drawer units, square edge work surfaces, tiled splash backs, double Belfast sink with mixer tap over, Stoves range cooker with extractor hood over, space and plumbing for a dishwasher and space for a free standing fridge freezer. Double glazed window to the rear aspect, french doors to the side leading out onto the patio, modern vertical radiator, tiled flooring and opening through to the snug area and door to the utility room.

**SNUG AREA** 8' 2" x 10' 2" (2.5m x 3.12m) Having ample room for seating, tiled flooring and door through to the dining room.

**UTILITY ROOM** 5' 8" x 9' 9" (1.75m x 2.98m) Fitted with wall and base units work surfaces with space and plumbing for a washing machine, space for a tumble dryer, tiled splash backs, radiator, wall mounted central heating boiler, tiled flooring and an external door leading to the side of the property.

**WC** Comprising of a wall mounted wash hand basin, low flush WC, heated towel rail, tiled flooring and an obscure glazed window.

**LANDING** Taking the stairs from the entrance hall to the first floor having access hatch to the part boarded loft space with lighting, airing cupboard and doors off to;

**MASTER BEDROOM** 14' 5" x 14' 6" (4.41m x 4.42m) Having dual aspect double glazed windows to the rear and side, two radiators, fitted wardrobes, laminate wood flooring, dressing area with a door to the ensuite.

**ENSUITE** Comprising of a shower cubicle, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, cushioned vinyl flooring and splash areas.

**BEDROOM TWO** 10' 5" x 8' 8" (3.2m x 2.65m) Having two double glazed windows to the front aspect, radiator, built-in wardrobe, carpet flooring and door to the ensuite.

**ENSUITE** Comprising of a shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, cushioned vinyl flooring and tiled splash areas.

**BEDROOM THREE** 10' 11" x 8' 3" (3.33m x 2.53m) Having a double glazed window to the front aspect, radiator, double built-in wardrobe and carpet flooring.

**BEDROOM FOUR** 7' 10" x 11' 10" (2.41m x 3.63m) Having a double glazed window to the rear aspect, radiator, built in single wardrobe and carpet flooring.

**BEDROOM FIVE** 7' 5" x 8' 2" (2.28m x 2.49m) Having a double glazed window to the rear elevation, radiator and laminate wood flooring.

**BATHROOM** 8' 3" x 5' 10" (2.52m x 1.79m) Comprising of a double ended bath with central mixer taps, shower riser over, folding shower screen, wall mounted wash hand basin, electric shaver point, low flush WC and a heated towel rail. Obscure glazed window, tiled splash areas and flooring.

**FRONT GARDEN** Having an extensive tarmac driveway providing ample off road parking, gravel bed with mature shrubs, gated side access to the rear garden.

**GARAGE** 13' 11" x 8' 3" (4.25m x 2.52m) Having a manual up and over door, water tap, power and lighting.

**REAR GARDEN** Having a flagstone patio area adjacent to the house, retaining wall with steps up to a formal lawn with mature shrubs to the borders, a garden shed with mains electric points, an outside tap down the side of the property and wood panel fencing.

**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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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**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.