



LONGATE ROAD, MELTON MOWBRAY

Asking Price Of £419,950

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO MASTER

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

SOUGHT AFTER LOCATION

NEAR TO MELTON COUNTRY PARK

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Superb four bedroom detached family home situated to the north side of Melton Mowbray, within close proximity to the Melton Country Park and within walking distance of the John Ferneley college.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, open-plan kitchen diner and utility room to the ground floor. Four bedrooms, one ensuite and a family bathroom with a separate shower. Outside the property benefits from off road parking, double garage and a good sized rear garden.

ENTRANCE HALL Part glazed composite door into the entrance hall having stairs rising to the first floor, under stairs cupboard, radiator, laminate wood flooring and doors off to the cloakroom, open-plan lounge and kitchen diner.

CLOAKROOM 2' 6" x 5' 3" (0.78m x 1.62m) Comprising of a low flush WC, pedestal wash hand basin, radiator, laminate wood flooring and an obscure glazed window.

LOUNGE 11' 2" x 16' 11" (3.42m x 5.18m) Having a walk-in box bay window to the front aspect, oak bi-fold doors allowing an open-plan layout for the ground floor, radiator, modern wall mounted electric fire, inset spot lights and carpet flooring.

KITCHEN/DINER 21' 10" x 8' 5" (6.66m x 2.58m) Modern open-plan kitchen diner fitted with a range of high gloss base and drawer units with square edge work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, electric range cooker with gas hob with extractor hood over, integrated fridge, freezer and dishwasher. Double glazed window and french doors in the dining area opening out onto the rear garden, glazed panel oak door to the utility room, modern vertical radiator, inset spot lights and ceramic tiled flooring throughout.

UTILITY ROOM 3' 10" x 7' 2" (1.18m x 2.2m) Having a work surface with circular sink, space and plumbing for a washing machine, wall mounted central heating boiler supplying pressurised hot water system, tiled flooring, double glazed window and external door to the garden.

LANDING Taking the stairs from the entrance hall to the first floor having a loft access hatch with pull down ladder, the loft also houses the pressurised water cylinder for the hot water and heating, carpet flooring, radiator, and doors off to;

MASTER BEDROOM 11' 5" x 8' 9" (3.5m x 2.69m) Having a double glazed window to the rear aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite.

ENSUITE 6' 7" x 5' 10" (2.03m x 1.78m) Modern suite comprising of a low flush WC, vanity unit wash hand basin with mirror above, corner shower cubicle and heated towel rail. Two obscure glazed windows, tiled walls and flooring.

BEDROOM TWO 9' 1" x 14' 0" (2.78m x 4.28m) Currently used as a home office, having a double glazed, walk-in box bay window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 8' 2" x 14' 6" (2.5m x 4.44m) Having a double glazed window to the front aspect, radiator, access hatch with pull down ladder to the part boarded loft space with lighting and carpet flooring.

BEDROOM FOUR 8' 3" x 9' 11" (2.52m x 3.03m) Having a double glazed window to the front aspect, radiator, carpet flooring, built-in bed and fitted dressing table.

BATHROOM 6' 11" x 8' 7" (2.12m x 2.64m) Four piece modern suite comprising of a close coupled WC, vanity unit wash hand basin, heated towel rail, panel bath and a separate shower cubicle. Obscure glazed window, tiled walls and wall panels and vinyl flooring.

OUTSIDE TO THE FRONT Tarmac driveway providing ample off road parking leading to the garages, block paving to the side with steps up to the front door, slate bed planted with mature shrubs and a side gate to the rear garden.

DOUBLE GARAGE 17' 8" x 17' 3" (5.41m x 5.26m) Having electric roller shutter doors, power and light connected, personnel door to the garden.

REAR GARDEN Beautifully landscaped rear garden having a patio area adjacent to the property, garden tap and electric sockets, steps up to a formal lawn with planted shrub borders, further steps up to a walled gravel bed planted with mature shrubs. To the side of the property is a gravelled area with a greenhouse and garden shed.

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) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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www.middletons.uk.com
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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 are 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.