



## HUNT DRIVE, MELTON MOWBRAY

Asking Price Of £420,000

Four Bedrooms

Freehold



DETACHED HOUSE

INTEGRAL DOUBLE GARAGE

CHAIN FREE

LOCAL SCHOOLS NEARBY

FOUR DOUBLE BEDROOMS

FRONT AND REAR GARDENS

CLOSE TO MELTON COUNTRY PARK

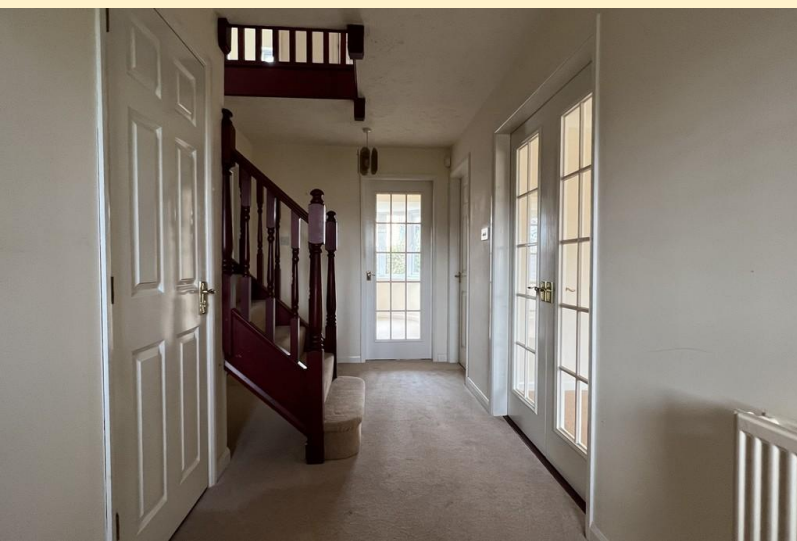
SOUGHT AFTER LOCATION

COUNCIL TAX BAND F

01664 566258

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





An excellent opportunity to acquire this four double bedroom detached property located within the highly regarded Thorpe Park development, ideally placed for local primary and secondary schools, close to the town centre and within commuting distance to Grantham, Leicester and Nottingham.

The accommodation in brief comprises; entrance hall, lounge, dining room, study, breakfast kitchen, downstairs WC and utility room. Four double bedrooms, one en-suite and a family bathroom. The property also benefits from an integral double garage, ample off road parking and both front and rear gardens.



**ENTRANCE HALL** Part glazed door with side window into the entrance hall having an oak spindle staircase rising to the first floor landing, fitted door matting, radiator, carpet flooring and doors off to;

**LOUNGE** 18' 7" x 11' 11" (5.68m x 3.65m) Spacious lounge accessed via french doors from the entrance hall having a bay window to the front aspect, two radiators, feature fireplace with gas fire, carpet flooring and door through to the dining room.

**DINING ROOM** 10' 9" x 10' 2" (3.29m x 3.10m) Having patio doors to the rear garden, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 13' 7" x 10' 9" (4.15m x 3.3m) Fitted with a modern range of wall, base and drawer units, square edge work surfaces, composite one and a half bowl sink and drainer, integrated dishwasher, eye level double oven, gas hob and space for an under-counter fridge. Double glazed window over looking the rear garden, ample room for a breakfast table, radiator and vinyl flooring.

**UTILITY ROOM** 5' 5" x 9' 10" (1.66m x 3.m) Having a base unit, roll edge work surface with composite sink and drainer unit, space and plumbing for a washing machine and tumble dryer. External door to the rear garden, extractor fan, wall mounted central heating boiler, radiator and vinyl flooring.

**WC** Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back and radiator.

**STUDY** 8' 0" x 12' 0" (2.46m x 3.66m) Having a double glazed bow window to the rear aspect. radiator and carpet flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing, built in storage cupboard, loft access hatch and doors off to;

**MASTER BEDROOM** 16' 7" x 12' 0" (5.07m x 3.66m) Having a double glazed window to the front aspect, radiator, fitted wardrobes, carpet flooring and door through to the ensuite.

**ENSUITE** 5' 6" x 5' 8" (1.7m x 1.74m) Comprising of a corner shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Tiled walls, extractor fan and carpet flooring.

**BEDROOM TWO** 15' 2" x 14' 11" (4.64m x 4.57m) Having a double glazed window to the front aspect, radiator, fitted wardrobes, eaves storage cupboard and carpet flooring.

**BEDROOM THREE** 10' 10" x 13' 9" (3.32m x 4.2m) Having a double glazed window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM FOUR** 9' 4" x 14' 11" (2.87m x 4.55m) Having a double glazed window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

**BATHROOM** Comprising of a panel bath, pedestal wash hand basin, low flush WC, walk in shower cubicle and a heated towel rail. Obscure glazed window, tiled walls and carpet flooring.

**OUTSIDE TO THE FRONT** Tarmac driveway providing ample off road parking leading to the integral garage, formal lawn to the side and gated access to the rear garden.

**GARAGE** 17' 8" x 15' 8" (5.41m x 4.80m) Double garage with electric door, power and light connected and personnel door to the utility room.

**REAR GARDEN** Patio area adjacent to the property, garden tap, formal lawn edged with block paving, shrub and flower borders, wood panel fencing to 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







### 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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**01664 566258**

www.middletons.uk.com  
info@middletons.uk.com

**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.