



## HAWTHORN DRIVE, MELTON MOWBRAY

Asking Price Of £350,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS CLOAKROOM

ENSUITE

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

UTILITY ROOM

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Beautifully presented detached, four bedroom family home situated to the north side of Melton Mowbray within close proximity to local schools, local amenities and the town centre.

The accommodation on offer comprises; entrance hall, WC, lounge, dining room, kitchen diner and utility room to the ground floor. Four good sized bedrooms, one ensuite and a family bathroom. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



**ENTRANCE HALL** Composite door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, laminate wood flooring, door to the cloakroom, lounge and kitchen diner.

**CLOAKROOM** 5' 2" x 2' 9" (1.58m x 0.86m) Comprising of a low flush WC, wash hand basin, heated towel rail and an obscure glazed window.

**LOUNGE** 11' 2" x 18' 9" (3.42m x 5.72m) Nicely proportioned room having a double glazed box bay window to the front aspect, radiator, feature fireplace with living flame gas fire, laminate wood flooring and double doors to the dining room.

**DINING ROOM** 9' 3" x 10' 7" (2.83m x 3.25m) Having double glazed patio doors that open onto the rear patio, radiator and laminate wood flooring.

**KITCHEN/DINER** 17' 1" x 10' 9" (5.22m x 3.29m reducing to 2.35m) Recently fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs and a stainless steel sink and drainer unit. Integrated appliances to include; electric oven, gas hob, fridge/freezer and dishwasher. Two double glazed windows overlooking the rear garden, LED lighting, laminate wood flooring and a door to the utility room.

**UTILITY ROOM** 5' 2" x 8' 5" (1.58m x 2.57m) Fitted with wall and base units, plumbing and space for both a washing machine and tumble dryer, wall mounted central heating boiler, radiator, laminate wood flooring and an external door to the side aspect.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a loft access hatch, airing cupboard, double glazed window to the side aspect and doors off to;

**MASTER BEDROOM** 11' 3" x 15' 8" (3.43m x 4.8m) Having a double glazed window to the front aspect, radiator, laminate wood flooring and a door to the ensuite.

**ENSUITE** 6' 9" x 4' 10" (2.06m x 1.48m) Comprising of a walk-in shower cubicle, low flush WC, pedestal wash hand basin and heated towel rail. Obscure glazed window, LED lighting, tiled walls and flooring.

**BEDROOM TWO** 11' 5" x 10' 10" (3.5m x 3.32m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 11" x 10' 3" (2.43m x 3.13m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM FOUR** 7' 8" x 10' 7" (2.36m x 3.24m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 7' 2" x 6' 11" (2.2m x 2.12m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and flooring.

**OUTSIDE TO THE FRONT** Driveway providing ample off road parking and access to the integral garage. Side gate giving access to the rear garden.

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

**REAR GARDEN** Having a paved patio adjacent to the property, garden tap, steps down to a formal lawn with shrub borders.

**AGENTS NOTE** 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.

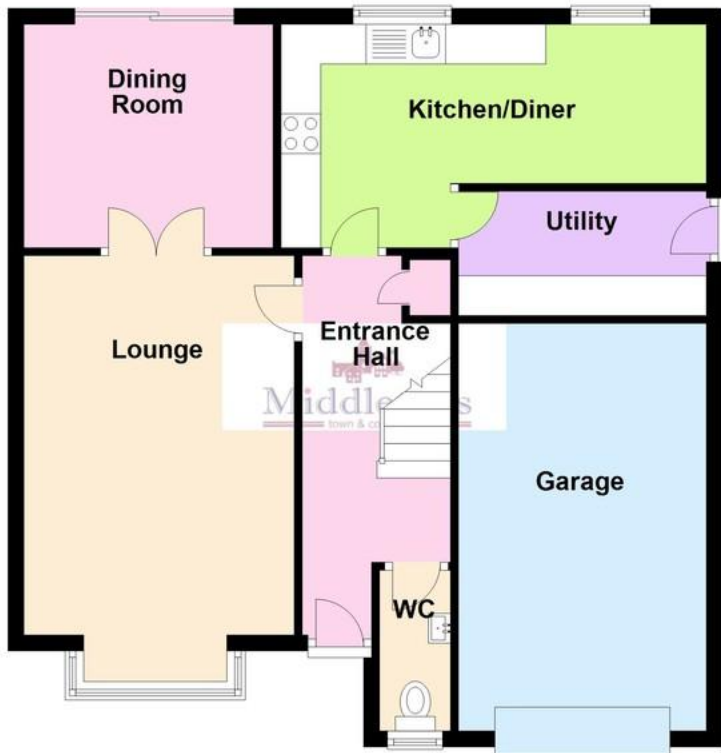
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### Ground Floor



### First Floor



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

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