



HUNT DRIVE, MELTON MOWBRAY

Asking Price £475,000

Five Bedrooms

Freehold



**DETACHED HOUSE IN SOUGHT AFTER
LOCATION**

CHAIN FREE

FIVE BEDROOMS

ENSUITE SHOWER ROOM

ELEVATED CORNER PLOT

NORTH OF MELTON MOWBRAY

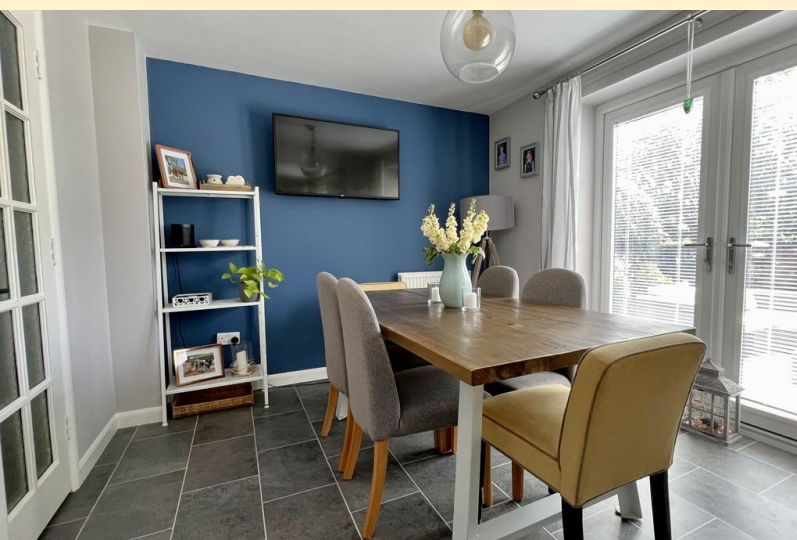
PRIVATE SOUTH FACING GARDEN

**GOOD SIZED DRIVEWAY AND
GARAGING**

01664 566258

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OFFERED WITH NO UPWARD CHAIN

A rare opportunity to acquire this five 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 on offer comprises; entrance hall, lounge, dining room, breakfast kitchen, utility room and a cloakroom to the ground floor. Five bedrooms, en-suite shower room and a family bathroom to the first floor. The property is positioned on an elevated corner plot boasting countryside views to the front and rear aspects, benefiting from ample off road parking with double garage having a low maintenance gravelled front garden and having a private south facing rear garden with good sized lawned and patio areas.

ENTRANCE HALL Part glazed door with porch light and side window into the entrance hall, stairs rising to the first floor landing, radiator, house alarm panel, Kardean flooring and doors off to;

LOUNGE 17' 2" x 11' 5" (5.25m x 3.48m) Nicely proportioned room having a walk-in bay window to the front aspect, French doors to the dining area, radiators to the front and rear and carpeted flooring.

KITCHEN AREA 9' 6" x 14' 5" (2.91m x 4.41m) Fitted with a modern range of wall, base and drawer units, worksurfaces with composite one and a half bowl sink and drainer unit with mixer tap over, housing for an American style fridge freezer, breakfast bar with two pendent lights over, integrated appliances to include; AEG induction hob, Zanussi eye level double oven, AEG microwave and a dishwasher. Window over looking the rear garden, vertical radiator, inset spotlights and Kardean flooring continuing to the dining area.

DINING AREA 11' 5" x 9' 6" (3.48m x 2.91m) French doors opening out onto the rear garden, radiator and French doors to the lounge.

UTILITY ROOM 6' 5" x 7' 4" (1.97m x 2.26m) Fitted with an integrated under counter fridge with work surfaces, further under counter spaces for washing machine and tumble dryer. A wall unit houses a Worcester Bosch Boiler and further wall units installed. Kardean flooring and external door to the rear garden.

WC 2' 9" x 7' 4" (0.84m x 2.26m) Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back and a heated towel rail. Obscure glazed window and Kardean flooring.

LANDING Taking the stairs from the entrance hall to the first floor galleried landing, having a window to the side aspect, loft hatch, (with loft ladder access) carpet flooring and doors off to;

MASTER BEDROOM 11' 5" x 15' 3" (3.48m x 4.65m) Having a window to the front aspect, radiator, fitted mirrored slide robes, carpet flooring, underfloor heating control panel and door to the ensuite.

ENSUITE 8' 4" x 6' 4" (2.56m x 1.94m) Comprising of a walk-in shower cubicle, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, fully tiled walls, wood effect flooring with under floor heating.

BEDROOM TWO 13' 4" x 7' 10" (4.08m x 2.39m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 7' 10" x 12' 5" (2.39m x 3.81m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 12' 2" x 12' 2" (3.73m x 3.73m) Having a window to the front aspect, radiator, fitted wardrobe and carpet flooring.

BEDROOM FIVE 8' 4" x 11' 2" (2.56m x 3.41m) Having a window to the rear aspect, fitted wardrobes, radiator and carpet flooring.

BATHROOM 7' 6" x 7' 4" (2.29m x 2.25m) Comprising of a panel bath with screen for power shower with shower riser over, vanity unit wash hand basin, concealed flush WC and a heated towel rail. Obscure glazed window, electric shaver socket, part tiled walls and vinyl flooring.

OUTSIDE TO THE FRONT Having a driveway providing off road parking in front of the double garages, gravel bed with a variety of mature shrubs, block paved pathway to the front door and gated access to the rear garden.

GARAGES 14' 8" x 16' 1" (4.49m x 4.91m) Having up and over doors, power and light connected, including alarm sensor, two radiators installed and door to a handy storage area. PIR lighting to each side of the garage doors.

REAR GARDEN South facing mature landscaped garden having a patio area adjacent to the house, garden tap, formal lawn with mature shrubs and trees to the borders. At the top of the garden is a further paved patio area, continuing to the side gate with two PIR lights. The garden is predominantly walled with some wood panel fencing to adjacent properties, leading too the side of the house which has an 8ft x 6ft garden shed.

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.







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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.