



LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £280,000

Four Bedrooms

Freehold



EXTENDED SEMI-DETACHED

UTILITY ROOM

FOUR BEDROOMS

CLOSE TO THE TOWN CENTRE

DRIVEWAY AND GARAGE

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Extended four bedroom semi-detached house situated to the north side of Melton Mowbray within close proximity to local schools, Melton Country park and the town centre.

The accommodation on offer comprises of; entrance hall, lounge, dining room, kitchen and utility room to the ground floor. Four bedrooms, ensuite shower room to the master and a family bathroom to the first floor. Outside the property benefits from off road parking, integral garage and both front and rear gardens.



ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, carpet flooring and glazed doors off to the lounge and kitchen.

LOUNGE 14' 5" x 12' 5" (4.4m x 3.8m) Having a window to the front aspect, radiator, feature fireplace with gas fire, carpet flooring continuing through to the dining room.

DINING ROOM 9' 10" x 13' 0" (3.02m x 3.98m) Having patio doors opening out onto the rear garden making a great space to entertain. Carpet flooring, radiator and a glazed door to the kitchen.

KITCHEN 8' 4" x 16' 5" (2.56m x 5.02m) Fitted with a modern range of wall, base and drawer units, roll edge wok surfaces, tiled splash areas, composite one and a half bowl sink and drainer unit. Integrated appliances to include; eye level double oven, gas hob with extractor over, Neff dishwasher and a fridge freezer. Bay window over looking the garden, ample room for a breakfast table, under stairs pantry, tiled flooring and door through to the utility room.

UTILITY ROOM 4' 11" x 8' 6" (1.5m x 2.61m) Fitted with a base unit with a stainless steel sink and drainer unit, space and plumbing for a washing machine, wall mounted central heating boiler and an external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having doors off to;

MASTER BEDROOM 19' 9" x 12' 0" (6.03m x 3.67m) Having dual aspect windows, two radiators, carpet flooring and door to the ensuite.

ENSUITE 2' 11" x 8' 6" (.91m x 2.61m) Comprising of a shower cubicle, low flush WC, vanity unit wash hand basin, extractor fan, obscure glazed window, part tiled walls and laminate wood flooring.

BEDROOM TWO 10' 8" x 11' 1" (3.26m x 3.39m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 9' 9" x 11' 1" (2.98m x 3.38m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 7' 5" x 6' 8" (2.27m x 2.04m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 4" x 9' 0" (2.25m x 2.76m) Comprising of a panel bath with shower attachment taps, shower riser over, low flush WC, pedestal wash hand basin, radiator, obscure glazed window, tiled walls and laminate wood flooring.

FRONT GARDEN Having a block paved driveway providing ample of road parking, side gate to the rear garden, mature shrub beds and a dwarf wall to the boundary.

GARAGE 8' 5" x 15' 5" (2.58m x 4.70m) Having an up and over door, power and light connected.

REAR GARDEN Having a patio adjacent to the property, garden tap, formal lawn and mature shrubs and trees, hedging to the boundary.

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.

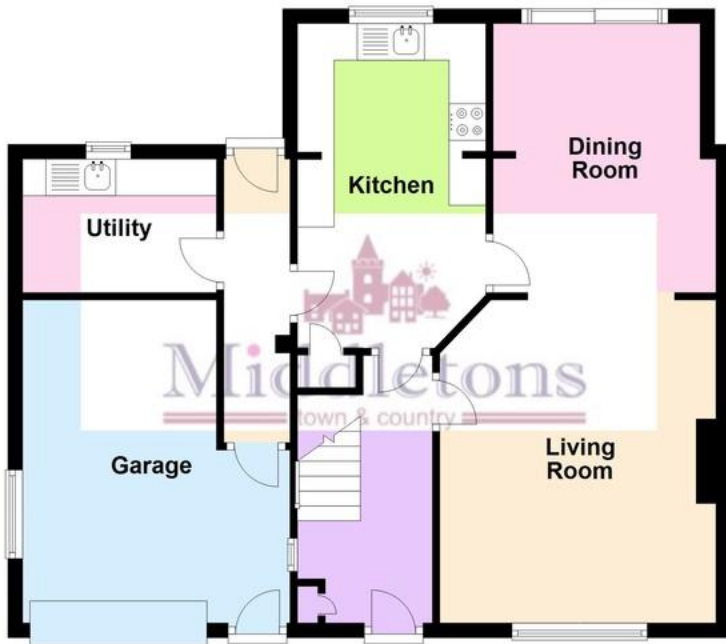
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Ground Floor



First Floor



This floorplan has been produced by Middeltons 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	65	
(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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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.