



LINCOLN DRIVE, MELTON MOWBRAY

Offers Over £460,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

OPEN-PLAN LIVING KITCHEN

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Extended four bedroom detached family home occupying a sizeable plot on a much sought after residential area to the south of Melton Mowbray. Close to local schools, amenities and the town centre.

The accommodation comprises; entrance hall, cloakroom, utility room, extended open plan kitchen/diner, dining room and lounge to the ground floor. Four double bedrooms, master bedroom benefiting from an ensuite, family bathroom and a separate WC to the first floor. Outside the property benefits from a single garage and driveway providing ample off road parking to the front and a landscaped garden to the rear, with large patio area.

ENTRANCE HALL Part glazed door with side windows into the the spacious entrance hall. Having stairs rising to the first floor, under stairs storage cupboard, radiator,

CLOAKROOM 2' 9" x 6' 6" (0.85m x 2m) Low flush WC, wash hand basin, obscure glazed window.

UTILITY ROOM 6' 3" x 7' 8" (1.92m x 2.36m) Double glazed door which leads out to the side of the property.

KITCHEN/BREAKFAST ROOM 10' 8" x 22' 5" (3.27m x 6.85m) Lovely open plan room, fitted with contemporary wall, base and drawer units, central island breakfast bar, granite work surfaces, one and a half bowl sink and drainer with pull out hose tap and tiled splash backs. Integrated appliances to include; electric hob with extractor hood over, eye level double electric oven, dishwasher, fridge and freezer. Window and french doors opening out on to the rear patio making a great space to entertain, skylight allowing plenty of natural light to flood the room, ceiling spot lights, two radiators, space for a sofa and chairs, laminate wood flooring continuing through to the dining room.

DINING ROOM 11' 5" x 11' 8" (3.5m x 3.56m) Being open-plan to the kitchen and having ample room for a large dining table, radiator and double doors to the lounge.

LOUNGE 21' 5" x 11' 11" (6.54m x 3.65m) Nicely proportioned reception room having a window to the front aspect and patio doors to the rear garden, two radiators, feature fireplace with gas fire and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the front aspect, loft access hatch and doors off to;

MASTER BEDROOM 15' 5" x 10' 8" (4.7m x 3.27m) Having a window to the rear over looking the garden, fitted wardrobes, radiator, carpet flooring and door to the ensuite.

ENSUITE 4' 5" x 7' 6" (1.35m x 2.31m) Comprising of a low flush W/C, vanity unit wash hand basin, shower cubicle, spot lights, radiator and tiled flooring.

BEDROOM TWO 11' 9" x 11' 11" (3.59m x 3.65m) Having a window to the rear aspect, fitted wardrobes, radiator and carpet flooring.

BEDROOM THREE 11' 8" x 11' 5" (3.57m x 3.50m) Having a window to the front aspect, radiator and laminate wood flooring.

BEDROOM FOUR 11' 6" x 11' 5" (3.53m x 3.48m) Having a window to the rear aspect, radiator and laminate wood flooring.

BATHROOM 8' 7" x 7' 10" (2.63m x 2.4m) Comprising of his and hers vanity unit wash hand basins, panel bath with shower over, radiator, with a tiled floor, The WC is located next to the family bathroom.

OUTSIDE TO THE FRONT Having a gravel driveway providing ample off road parking and access to the garage, formal lawn to the side, gated access to the rear garden.

GARAGE Having an up and over garage door, power and light connected, window to the side.

REAR GARDEN Large south facing landscaped garden having an extensive patio area adjacent to the house, garden tap and electric points, split level lawns, paved barbeque area, well established trees, flower and shrub borders, gravel pathway leading to the large garden shed and greenhouse.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

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.

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.