



BURTON ROAD, MELTON MOWBRAY

Asking Price £585,000

Four Bedrooms

Freehold



FORMER HUNTING LODGE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

GOOD COMMUTER LINKS

CHARACTER FEATURES

GARAGE AND AMPLE PARKING

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND F

01664 566258

info@middletons.uk.com





Dating back to 1888 as part of a former hunting lodge this four bedroom family home retains many original features and benefits from sympathetic modern renovations throughout including an attic conversion. Situated to the south side of Melton Mowbray within close proximity to local schools and amenities.



The spacious accommodation comprises; porch, entrance hall, cloakroom, large lounge and dining kitchen to the ground floor. Master bedroom with ensuite, bedroom two and a family bathroom to the first floor. Bedroom three with ensuite, a fourth bedroom and eaves storage to the second floor. Outside the property is set back from the road and is accessed via a drive which leads round to the rear to access to the extensive rear garden and double garage with adjacent parking spaces. All the made to measure curtains will be included in the sale.

PORCH 6' 10" x 8' 9" (2.10m x 2.67m) Located at the side of the property having a solid wood door into the porch with fitted storage units with a granite work top over, radiator, window to the rear aspect and tiled flooring.

INNER HALLWAY 8' 0" x 12' 7" (2.46m x 3.84m) Having a return staircase to the first floor, under stair storage cupboard, radiator, obscure glazed sash window to the rear, tiled flooring and doors off to the cloakroom, kitchen diner and lounge.

CLOAKROOM 3' 11" x 5' 6" (1.2m x 1.7m) Comprising of a low flush WC, corner wash hand basin, radiator, extractor fan and tiled flooring.

LOUNGE 17' 11" x 28' 9" (5.48m x 8.78m) A substantial reception room enjoying character features such as a coffered ceiling, decorative coving, picture and dado rails and high skirting boards. There is a large bay window with seating and storage under to the front aspect, further sash window overlooking the garden, feature fireplace with log burner and hardwood flooring.

KITCHEN/DINER 16' 0" x 21' 2" (4.88m x 6.46m) A beautifully bespoke hand made kitchen fitted with a generous range of contemporary wall, base and drawer units featuring a large island unit with Quartz worktops incorporating a ceramic double bowl sink unit and drainer with mixer tap over. American style fridge freezer, integrated appliances include a Blomberg double oven, Neff gas hob with extractor hood over and a dishwasher. French doors and side windows overlooking the front garden, recessed ceiling spotlights as well as pendant light points, decorative coving and high skirting boards, tiled flooring and doors to the lounge and inner hallway.

LANDING Taking the stairs from the inner hall to the spacious first floor landing having a window to the rear aspect, radiator, stairs rising to the second floor with under stair storage, carpet flooring and doors off to;

MASTER BEDROOM 15' 9" x 17' 11" (4.82m x 5.47m) Generous master bedroom having a large sash window to the front aspect and a smaller one to the side, an original cast iron fireplace, decorative coving, picture rails and high skirting boards, carpet flooring and door to the ensuite shower room.

ENSUITE 7' 1" x 7' 3" (2.17m x 2.21m) Comprising of a walk-in double shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed sash window to the rear aspect, part tiled walls and tiled flooring.

BATHROOM 7' 3" x 8' 5" (2.21m x 2.57m) Comprising of a panel bath, vanity unit wash hand basin, low flush WC and a heated towel rail. Dual aspect obscure glazed windows, radiator, inset spot lights, part tiled walls and tiled flooring.

BEDROOM TWO 18' 0" x 15' 8" (5.51m x 4.79m) Another generous double bedroom having a large sash window to the front aspect, radiator, original cast iron fireplace with tiled hearth, inbuilt wardrobe, decorative coving, picture rails and high skirting boards with exposed floorboards.

LANDING Taking the stairs to the second floor which has been converted to add a further two bedrooms and ensuite.

BEDROOM THREE 22' 9" x 11' 3" (6.94m x 3.45m) Having two large Velux windows with one of them opening up to form a Juliet style balcony enjoying views over the playing fields, opening through to a dressing area, radiator, eaves storage cupboard, carpet flooring and door to the ensuite.

DRESSING AREA 11' 4" x 4' 7" (3.46m x 1.4m) Fitted with open wardrobes and shelving with drawers going into the eave space.

ENSUITE 6' 7" x 7' 9" (2.01m x 2.37m) Comprising of a corner shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Velux window and a further window to the front aspect, tiled walls and flooring.

BEDROOM FOUR 15' 10" x 5' 10" (4.85m x 1.8m extending to 2.87m) 'L' shaped room ideal space for a home office, having a window to the rear aspect with views of the playing fields, radiator, eaves storage cupboard and carpet flooring.

FRONT AND SIDE GARDENS Accessed via a driveway to the front of the property with space for off road parking to the side of the house, paved patio area with a brick built pizza oven adjacent to the kitchen making a great space to enjoy family barbeques. The garden continues to the side of the property by way of a landscaped formal lawn with mature trees creating shade throughout the day as the sun passes over. Timber sun house with double doors which does have electric cabling running to it but is not currently connected. Various shrub and flower beds with mature hedging and trees to the boundary making it a private space to enjoy.

GARAGE Double garage with an extra height electric roller shutter door which is key fob remote operated. Power and light connected. A further two parking spaces to the side of the garage proving more off road parking. Gated access to the garden.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.









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		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.