



## EAST SIDE CROFT, MELTON MOWBRAY

Asking Price Of £389,950

Four Bedrooms

Freehold



DETACHED HOUSE

AMPLE OFF ROAD PARKING

ENSUITE TO MASTER

CLOSE PROXIMITY TO SCHOOLS

DOUBLE GARAGE

DOWNSTAIRS SHOWER ROOM

CLOSE TO THE COUNTRY PARK

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Fantastic four double bedroom detached family home situated to the north side of Melton Mowbray within walking distance of the Melton Country park and the John Ferneley college.

The accommodation on offer comprises of; entrance hall, downstairs shower room with WC, large lounge, dining room, kitchen and utility room to the ground floor. Four double bedrooms with the main bedroom having an ensuite shower room and a good sized family bathroom. Outside the property benefits from ample off road parking for several vehicles, double garage and a good sized rear garden.

**ENTRANCE HALL** Upvc door into the entrance hall having a return staircase to the first floor landing, large under stair storage cupboard, radiator, carpet flooring, doors off to;

**SHOWER ROOM** 2' 10" x 7' 6" (0.88m x 2.29m) Having a walk-in shower cubicle, wall mounted wash hand basin, low flush WC, radiator, carpet flooring and an obscure glazed window.

**LOUNGE** 11' 8" x 24' 11" (3.57m x 7.61m) Spacious reception room being dual aspect with a walk-in box bay window to the front aspect and patio doors opening onto the rear garden, two radiators, feature fireplace with gas fire and carpet flooring.

**DINING ROOM** 9' 7" x 11' 6" (2.94m x 3.52m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 13' 0" x 10' 5" (3.97m x 3.2m) Having ample room for a breakfast table and fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a dishwasher, integrated eye level double oven and hob with extractor hood over. Window over looking the rear garden, door to the utility room, tiled flooring and radiator.

**UTILITY ROOM** 6' 2" x 6' 11" (1.89m x 2.12m) Handy space comprising of a base unit with worktop over, stainless steel sink, space and plumbing for a washing machine and tumble dryer, wall mounted Ideal Logic central heating boiler, tiled flooring and a part glazed door to the rear garden.

**LANDING** Galleried landing having a loft access hatch, carpet flooring, airing cupboard and doors off to;

**BEDROOM 1** 13' 3" x 12' 5" (4.06m x 3.81m) Having a window to the rear aspect, radiator, fitted wardrobe's and dressing table, carpet flooring and door to the ensuite shower room.

**ENSUITE** 7' 6" x 6' 3" (2.29m x 1.93m) Comprising of a shower cubicle with fixed waterfall shower head and shower riser, vanity unit was hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled flooring and inset spotlight's to the ceiling.

**BEDROOM TWO** 12' 6" x 10' 9" (3.83m x 3.28m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 5" x 11' 0" (2.88m x 3.37m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM FOUR** 9' 5" x 10' 9" (2.89m x 3.29m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 2" x 9' 8" (1.9m x 2.95m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Two obscure glazed windows and carpet flooring.

**OUTSIDE TO THE FRONT** Having a formal lawn to the front of the house with a paved pathway to the front door. Tarmac driveway to the side with a further paved area providing ample off road parking and leading to the double garage and rear garden gate.

**DOUBLE GARAGE** 16' 5" x 16' 7" (5.02m x 5.08m) Having an up and over door, power and light connected, workbench and personnel door to the rear garden.

**REAR GARDEN** Having a paved patio adjacent to the house with a brick built barbeque, garden tap, formal lawn with raised gravel border, greenhouse, mature fruit tree and wood panel fencing securing 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.

**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.



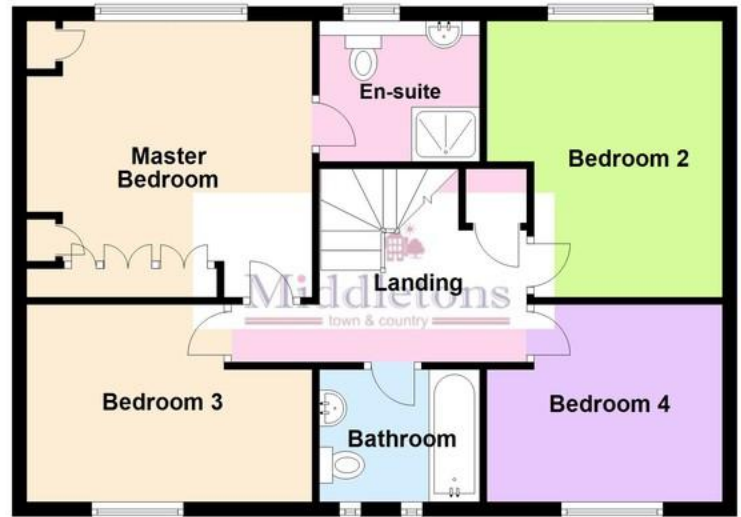




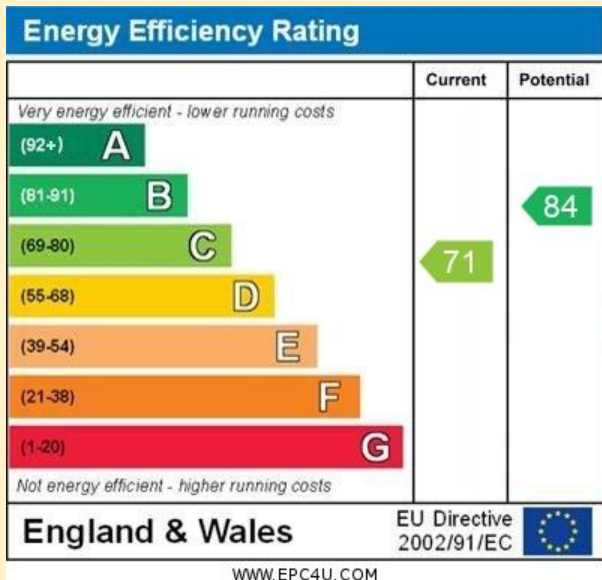
### Ground Floor



### First Floor



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



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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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