



BLUEBELL ROW, MELTON MOWBRAY

Guide Price £400,000

Four Bedrooms

Freehold



DETACHED HOUSE

LANDSCAPED GARDEN

MODERN INTERIOR

SOUTH SIDE OF MELTON MOWBRAY

OPEN PLAN LIVING

QUIET CUL-DE-SAC

FOUR DOUBLE BEDROOMS

ENSUITE

COUNCIL TAX BAND D

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Four bedroom detached house situated on the popular Kirby fields estate within walking distance of local amenities.

The accommodation on offer comprises; entrance hall, lounge, open-plan kitchen diner and garden room, utility room and cloakroom to the ground floor. Master suite with dressing area and shower room, three further bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage storage and a good sized rear garden.



ENTRANCE HALL Part glazed composite door into the entrance hall having stairs rising to the first floor, radiator, tiled flooring with fitted coir mat and oak doors off to;

CLOAKROOM Comprising of a low flush WC, vanity unit wash hand basin and towel radiator. Ample storage room, tiled flooring and part tiled walls.

LOUNGE 14' 1" x 10' 8" (4.3m x 3.25m) Having a window to the front aspect, radiator, feature fireplace with gas fire, carpet flooring and double doors to the kitchen diner.

KITCHEN/DINING ROOM 9' 1" x 26' 0" (2.77m x 7.93m) A great space to entertain being open plan to the garden room. Fitted with a contemporary range of wall, base and drawer units with granite return work surfaces over, breakfast bar, housing for an American style fridge freezer (available with separate negotiation), under counter stainless steel sink with mixer tap over, Bosch oven and gas hob with extractor over and an integrated dishwasher. Window over looking the rear garden, inset spot lights, two radiators to the dining area, door to the utility room and tiled flooring continuing through to the garden room.

UTILITY ROOM 13' 4" x 8' 6" (4.07m x 2.59m) A good sized utility fitted with wall and base unit with solid wood work surface over and Belfast sink. Plumbing for a washing machine and space for a tumble dryer, fitted full height storage cupboard, brand new wall mounted central heating boiler, tiled flooring and stable door to the side.

GARDEN ROOM 13' 0" x 13' 0" (3.98m x 3.97m) Being open plan to the kitchen making a great space for the family to come together. Having Bi-fold doors (only one year old as are the windows) opening the room up to the garden. Having a side window, under floor heating linked to the main central heating system and two Velux windows makes the room very light and airy and a great space to relax.

LANDING Taking the stairs from the entrance hall to the first floor landing having carpet flooring, loft hatch and oak doors off to;

MASTER BEDROOM 11' 5" x 13' 4" (3.49m x 4.07 m) Having two windows to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite.

ENSUITE BATHROOM 5' 6" x 8' 11" (1.68m x 2.73m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, vanity unit wash hand basin and a towel radiator. Obscure glazed window, electric shaver socket, part tiled walls and Laura Ashley tiles to the floor.

BEDROOM TWO 11' 11" x 8' 5" (3.64m x 2.57m) Having a window to the rear aspect, radiator, fitted wardrobe and carpet flooring.

BEDROOM THREE 10' 8" x 9' 9" (3.26m x 2.98m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 8' 2" x 7' 5" (2.49m x 2.26m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM Comprising of a 'P' shaped panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, airing cupboard, part tiled walls and tiled flooring.

FRONT GARDEN Having a tarmac drive providing ample of road parking with a formal lawn to one side with flower boarders. Gravel beds to the other side and gated access to the rear garden.

GARAGE Half garage with up and over door for garden storage with power and light connected.

REAR GARDEN Having a sandstone patio area adjacent to the property and extending to the side, garden tap, formal lawn with established flower and shrub beds, garden shed down the side of the property, mature tree and paved seating area at the top of the garden making the most of the days sun. Wood panel fencing secures 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(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

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