



## CRAVEN STREET, MELTON MOWBRAY

Asking Price Of £365,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

LARGE CELLAR

FOUR BEDROOMS

CLOSE TO LOCAL SCHOOLS

PERIOD FEATURES

THREE RECEPTION ROOMS

SOUTH FACING GARDEN

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Victorian four bedroom semi-detached house situated to the south side of Melton Mowbray. Within walking distance of the town centre, train station and local schools.

Retaining period features throughout the accommodation on offer comprises of; entrance hall, lounge, sitting room, dining room, kitchen, utility room and WC to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. The cellar is an added bonus which could be utilised as a home office or games room. Outside the property benefits form a generous south facing rear garden.

**ENTRANCE HALL** Stained glass wood door into the entrance hall, spindle stair case leading to the first floor, radiator, period tiled flooring and door to the cellar staircase, sitting room and dining room.

**LOUNGE** 15' 1" x 12' 5" (4.62m x 3.8m) Nicely proportioned reception room having a walk-in bay window to the front aspect, radiator, original feature open fireplace with tiled hearth and brass fender, picture rails, decorative coving and wood flooring.

**SITTING ROOM** 12' 5" x 10' 0" (3.81m x 3.05m) Having French doors to the rear courtyard area, radiator, original feature cast iron open fireplace with tiled hearth and brass fender, radiator picture rails, decorative coving and wood flooring.

**DINING ROOM** 13' 11" x 7' 7" (4.25m x 2.33m) Having a window to the side aspect, radiator, original feature cast iron open fireplace with tiled hearth, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 17' 1" x 7' 11" (5.22m x 2.42m) Fitted with a range of modern base units with work surfaces over, breakfast bar, ceramic one and a half bowl sink and drainer, space for a range cooker with extractor hood over, integrated dishwasher and fridge. Window over looking the rear garden, Velux window for extra light, radiator, tiled flooring and door to the utility room.

**UTILITY ROOM** 9' 3" x 7' 1" (2.82m x 2.18m) Having dual aspect windows to the rear aspect, work surfaces with space and plumbing for a washing machine, room for a tumble dryer and door to the WC.

**CLOAKROOM** Comprising of a low flush WC, wall mounted wash hand basin, heated towel rail, obscure glazed window and tiled flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a loft hatch with pull down ladder to the attic space, radiator and carpet flooring.

**MASTER BEDROOM** 16' 0" x 12' 4" (4.9m x 3.78m) Having a walk-in bay window to the front aspect, radiator, original feature cast iron open fireplace with tiled hearth and inserts, picture rails, decorative coving and carpet flooring.

**BEDROOM TWO** 12' 4" x 10' 0" (3.78m x 3.05m) Having a window to the rear aspect, radiator, picture rails, decorative coving and carpet flooring.

**BEDROOM THREE** 10' 8" x 8' 0" (3.26m x 2.44m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 8' 0" x 7' 4" (2.46m x 2.26m) Having a window to the side aspect, radiator and carpet flooring.

**BATHROOM** 5' 4" x 8' 0" (1.64m x 2.44m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window, heated towel rail and vinyl flooring.

**CELLAR** 11' 10" x 10' 11" (3.62m x 3.35m) Taking the stairs from the entrance hall to the cellar which could have a multitude of uses. Having a window to the front aspect, power, lighting and tiled flooring.

**FRONT ASPECT** Having a dwarf wall to the boundary with gated access, side path to the rear garden.

**REAR GARDEN** Generous south facing garden, having a paved courtyard area adjacent to the property, garden tap, formal lawn with mature tree and shrub borders creating privacy and a garden shed.

**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



Basement



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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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