



KING STREET, SCALFORD

Offers In Region Of £435,000

Four Bedrooms

Freehold



SEMI- DETACHED COTTAGE

DOWNSTAIRS SHOWER ROOM

FOUR/FIVE BEDROOMS

VILLAGE LOCATION

OFF ROAD PARKING

VERSATILE ACCOMMODATION

CLOSE TO LOCAL SCHOOLS

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Spacious four/five bedroom period stone cottage situated in the heart of the delightful village of Scalford located approximately three miles North of Melton Mowbray.

With the benefit of oil fired central heating and wood framed double glazing throughout the flexible accommodation on offer comprises; entrance porch, dining room, steps up to a large sitting room, breakfast kitchen, back porch, study/ bedroom and shower room to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and both front and rear gardens.



ENTRANCE PORCH Part glazed wood door into the porch having dual aspect windows, quarry tiled floor and door through to the dining room.

DINING ROOM 14' 11" x 13' 3" (4.55m x 4.05m) Having a window to the front aspect, double sided multi-fuel log burner benefiting the dining room and kitchen, radiator, carpet flooring and steps up to the sitting room.

SITTING ROOM 12' 6" x 19' 10" (3.83m x 6.06m) Nicely proportioned spacious reception room having patio doors to the rear garden with side windows allowing plenty of natural light, radiator, carpet flooring and door to the study/bedroom.

KITCHEN/BREAKFAST ROOM 13' 10" x 16' 0" (4.22m x 4.88m) Fitted with a modern range of wall, base and drawer units with solid wood work surfaces over, ceramic one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, electric Range cooker with extractor hood over and a Bosch dishwasher. Window to the front aspect, radiator, wall mounted oil boiler, ample room for a breakfast bar/table, vinyl flooring and door to the utility room.

BACK PORCH 3' 11" x 4' 9" (1.2m x 1.46m) A handy storage area having space for a tumble dryer.

STUDY/BEDROOM 9' 0" x 9' 0" (2.76m x 2.75m) Flexible use room which could serve as either a study or a further bedroom having a handy shower room off, window to the rear garden, radiator and carpet flooring.

SHOWER ROOM 5' 0" x 8' 0" (1.54m x 2.46m) Comprising of a shower cubicle, mounted wash hand basin and a low flush WC. Obscure glazed window, under floor heating, extractor fan, tiled walls and flooring.

LANDING Taking the stairs from the kitchen to the split level first floor landing having a window to the side aspect, radiator, carpet flooring and ample room for storage on the second level. Access to the part boarded loft with pull down ladder and lighting.

MASTER BEDROOM 15' 4" x 13' 3" (4.68m x 4.05m) Having dual aspect windows to the front and side aspects, radiator and carpet flooring.

BEDROOM TWO 8' 6" x 12' 6" (2.6m x 3.82m) Having a window overlooking the rear garden, radiator and carpet flooring.

BATHROOM 7' 1" x 5' 10" (2.16m x 1.80m) Comprising of a free standing roll top bath tub, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

BEDROOM THREE 8' 8" x 12' 4" (2.65m x 3.78m) Having a window overlooking the rear garden, radiator and carpet flooring.

BEDROOM FOUR 9' 11" x 9' 11" (3.03m x 3.03m) Having a window to the front aspect, radiator, built-in wardrobes, airing cupboard housing the water tank and carpet flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking, dry stone walling to the boundary, garden tap, courtesy lighting to the porch and gated access to the rear garden. Formal lawn to the side with a dry stone wall to the boundary, coal and log stores.

REAR GARDEN Having a paved patio adjacent to the property, formal lawn, pizza oven, dry stone walling and wood panel fencing to 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.

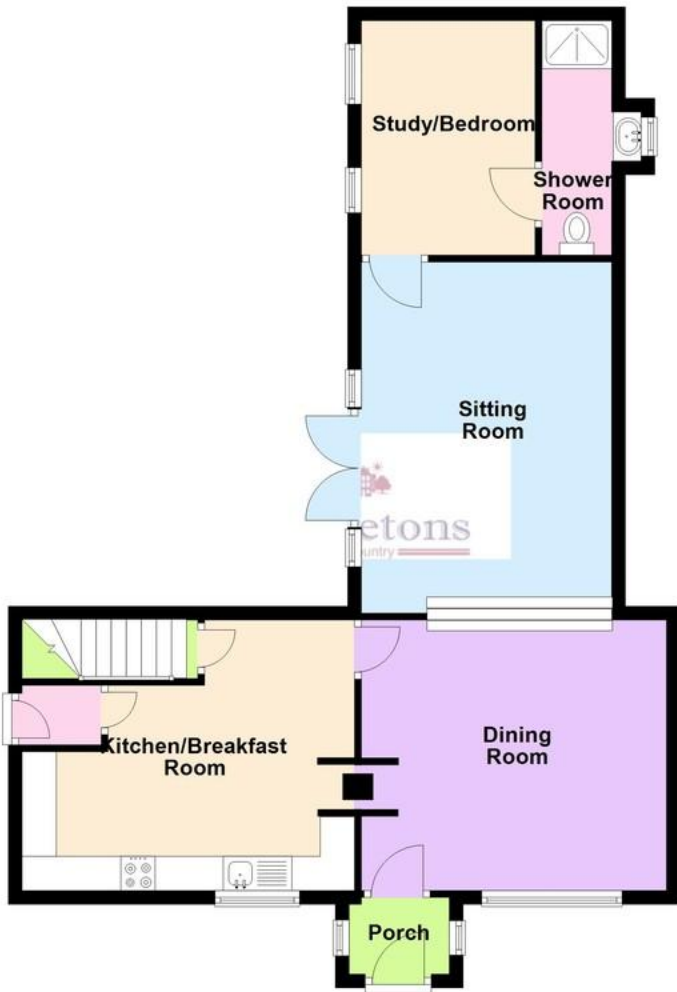
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	33	
(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.