



LONGFIELD ROAD, MELTON MOWBRAY

Offers Over £400,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO MASTER

MELTON COUNTRY PARK NEARBY

DRIVEWAY AND GARAGE

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

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This extended, well appointed detached four bedroom home is situated within walking distance of the Melton country park and local schools making it a great choice for a growing family. Situated to the north side of Melton Mowbray with good commuter links to Leicester, Nottingham and Grantham.

The accommodation on offer comprises of; entrance porch, lounge, spacious kitchen diner open-plan to the garden room, utility room and cloakroom to the ground floor. Four bedrooms with the master bedroom having a dressing area and ensuite shower room and a family bathroom to the first floor. Outside the property benefits from a front garden with driveway, integral garage and a south facing landscaped rear garden.

ENTRANCE PORCH Composite door into the entrance porch having an oak door into the lounge.

LOUNGE 15' 2" x 17' 4" (4.64m x 5.29m) Having a bay window to the front aspect, radiator, feature stone fireplace with gas fire, carpet flooring and stairs rising to the first floor.

KITCHEN/DINER 19' 5" x 14' 4" (5.92m x 4.38m) Bespoke kitchen fitted with soft close wall, drawer and base units with Corian work surfaces, island with breakfast bar, pop-up electric socket, Neff five ring gas hob with extractor hood over. Blanco sink with an instant boiling tap, Neff appliances to include; wine fridge, coffee machine, combination microwave and self-cleaning hide and slide oven with warming drawer. Space for an American style fridge/freezer, inset spotlights, radiator, under stairs storage cupboard, tiled floor with under floor heating. Oak door to the utility and cloak room.

GARDEN ROOM 12' 6" x 14' 6" (3.82m x 4.44m) Open-plan to the kitchen diner this extension provides a great family space to enjoy. Having bi-fold doors with fitted blinds opening out onto the rear garden and two Velux windows providing plenty of natural light. TV aerial point, radiator and a continuation of the tiled flooring in the kitchen.

UTILITY ROOM 9' 6" x 4' 2" (2.91m x 1.28m) Fitted with a wall unit and work surface in keeping with the kitchen, having space and plumbing for a washing machine and tumble dryer, external door to the side aspect, oak door to the cloakroom and tiled flooring.

CLOAKROOM 4' 1" x 3' 3" (1.27m x 1.0m) Comprising of a low flush WC and wash hand basin, radiator, obscure glazed window and tiled flooring.

LANDING Taking the stairs from the lounge to the first floor landing with oak doors off to;

MASTER BEDROOM 8' 3" x 17' 11" (2.52m x 5.48m) Having two windows to the front and side aspects, radiator, fitted wardrobe's in the dressing area, carpet flooring and door to the ensuite.

ENSUITE 7' 2" x 7' 7" (2.2m x 2.33m) Comprising of a walk-in shower cubicle with a remote controlled shower, close coupled WC, vanity unit wash hand basin with storage drawers and a heated towel rail. Obscure glazed window, electric shave socket, tiled walls and flooring.

BEDROOM TWO 13' 5" x 8' 5" (4.10m x 2.59m) Having a window to the front aspect with fitted blinds, radiator and carpet flooring.

BEDROOM THREE 10' 5" x 9' 4" (3.19m x 2.87m) Having a window to the rear aspect with fitted blinds, radiator, built-in wardrobes and laminate wood flooring.

BEDROOM FOUR 8' 11" x 6' 5" (2.74m x 1.97m) Having a window to the front aspect with fitted blinds, radiator and laminate wood flooring.

BATHROOM 5' 5" x 8' 7" (1.66m x 2.63m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, close coupled WC, vanity unit wash hand basin with drawers and a heated towel rail. Obscure glazed window with fitted blind, tiled walls and flooring.

FRONT GARDEN Having a formal lawn to the side, tarmac drive providing off road parking and gated access to the rear garden.

GARAGE 8' 6" x 16' 10" (2.6m x 5.15m) Having an electric roller door, power and lighting and a personnel door to the side.

REAR GARDEN This south facing garden has been landscaped with low maintenance in mind. Having a paved patio area adjacent to the property, garden tap, steps up to an artificial lawn, paved area with metal gazebo and a further patio area to the top of the garden making the most of the days sun.

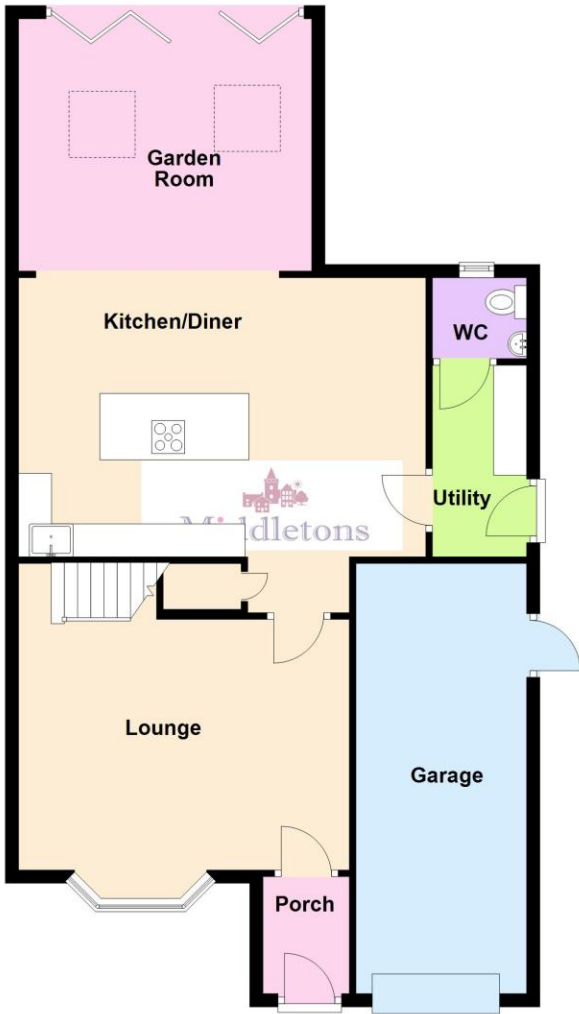
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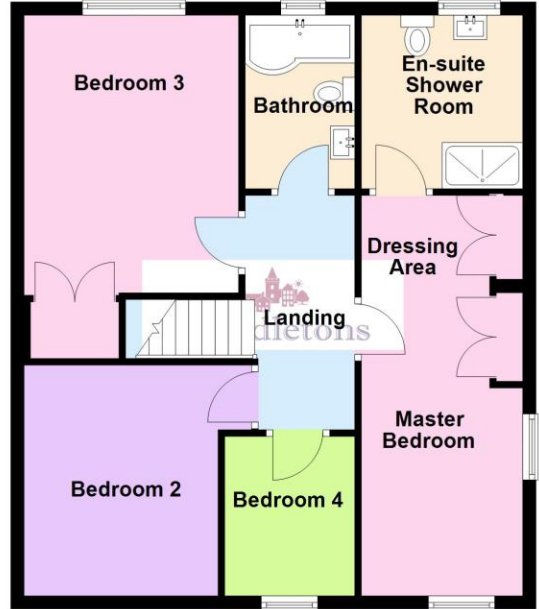




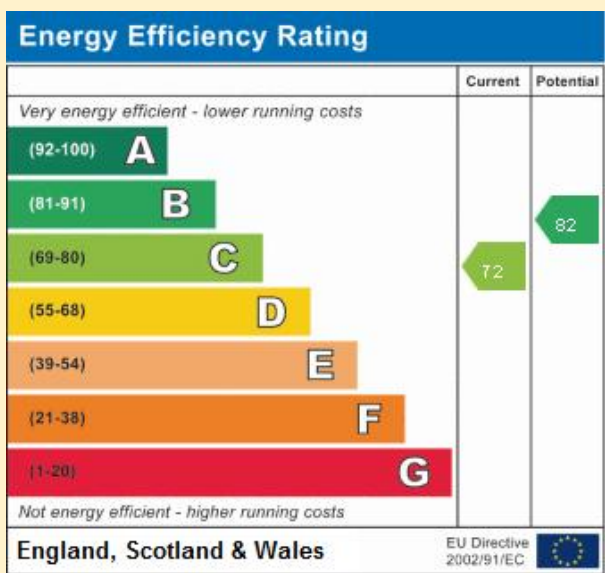
Ground Floor



First Floor



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



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