



KENNELMORE ROAD, MELTON MOWBRAY

Asking Price Of £525,000

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

ENSUITE TO MASTER

DOWNSTAIRS CLOAKROOM

EXCLUSIVE DEVELOPMENT

DRIVEWAY AND GARAGE

STUDY/HOME OFFICE

LANDSCAPED GARDENS

WALKING DISTANCE OF TOWN

COUNCIL TAX BAND E

01664 566258

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This executive four bedroom detached house is situated on an exclusive development of Wyndham Grange occupying a generous plot with views of the historic former War Memorial. Located within walking distance of Melton Mowbray town centre and train station.

Extended to the ground floor the accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, study, spacious breakfast kitchen and utility room to the ground floor. Four good sized bedrooms, ensuite to the master and a family bathroom to the first floor. Outside the property benefits from landscaped front and rear gardens, double garage and ample off road parking. The property also benefits from solar panels which are owned out right, helping you reduce energy costs and reduce your carbon footprint.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor, under stair storage cupboard, radiator, inset spotlights and laminate wood flooring.

CLOAKROOM Comprising of a push button flush close coupled WC and a wall mounted vanity unit wash hand basin, laminate flooring and extractor fan.

LOUNGE 17' 10" x 11' 1" (5.46m x 3.4m) Having a window to the front aspect with fitted blinds, radiator, TV aerial point, carpet flooring and glazed french doors to the dining room.

DINING ROOM 11' 1" x 11' 10" (3.4m x 3.62m) Being open plan to the breakfast kitchen with french doors opening out onto the rear garden makes this a great space to entertain guests, ample room for a good sized dining table, radiator and ceramic tiled flooring.

STUDY 10' 10" x 7' 2" (3.31m x 2.2m) Currently used as a home gym this versatile room has a window to the front aspect, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 18' 0" x 16' 11" (5.49m x 5.16m) This fantastic spacious breakfast kitchen is the hub of the home. Fitted with a modern range of wall, base and drawer units with quartz work surfaces, central breakfast bar with wine chiller and power sockets, under counter sink with instant boiling water mixer tap. Integrated appliance's to include; Bosch eye level double oven and induction hob with five hotplates and an induction extractor hood over, Samsung US style double fridge freezer with water / ice dispenser and dishwasher. Having Velux windows and bi-folds doors to the garden allowing plenty of natural light, inset spot lighting, TV aerial point, door to the utility room and ceramic tiled flooring continuing through the opening to the formal dining room.

UTILITY ROOM 5' 7" x 9' 1" (1.71m x 2.77m) Fitted with a base unit with stainless steel sink and drainer unit with mixer tap over, LG washer dryer, double height storage cupboard housing the central heating boiler, radiator, ceramic tiled flooring and external door to the garden.

LANDING Taking the stairs from the entrance hall to the first floor having built-in laundry cupboard, carpet flooring and doors off to;

MASTER BEDROOM 11' 3" x 12' 9" (3.43m x 3.89m) Having a window to the front aspect, radiator, fitted sliding wardrobes, carpet flooring door to the ensuite shower room.

ENSUITE 6' 11" x 5' 1" (2.12m x 1.55m) Comprising of a corner shower cubicle, push button flush close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash backs and tiled flooring.

BEDROOM TWO 11' 1" x 11' 9" (3.39m x 3.59m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 0" x 6' 0" (2.15m x 1.83m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, push button flush close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash areas and tiled flooring.

BEDROOM THREE 11' 2" x 14' 8" (3.52m x 4.48m Max) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM FOUR 9' 1" x 10' 0" (2.77m x 3.06m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Block paved pathway to the front door, formal lawns to each side planted with rose bushes and mature shrubs, paved area to the side and metal rail fencing to the boundary.

DOUBLE GARAGE/DRIVEWAY Accessed from the road to the rear of the property having a generous block paved driveway providing ample off road parking leading to the double garages. Side gated access to the rear garden.

REAR GARDEN Having an extensive patio area adjacent to the house with pagoda seating area, Whirlpool hydro therapy spa hot tub with wooden gazebo over, garden tap, pond with fountain water feature, timber summer house and raised planters bordering the formal lawn. Wood panel fencing to the boundary with gated access to the garages.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

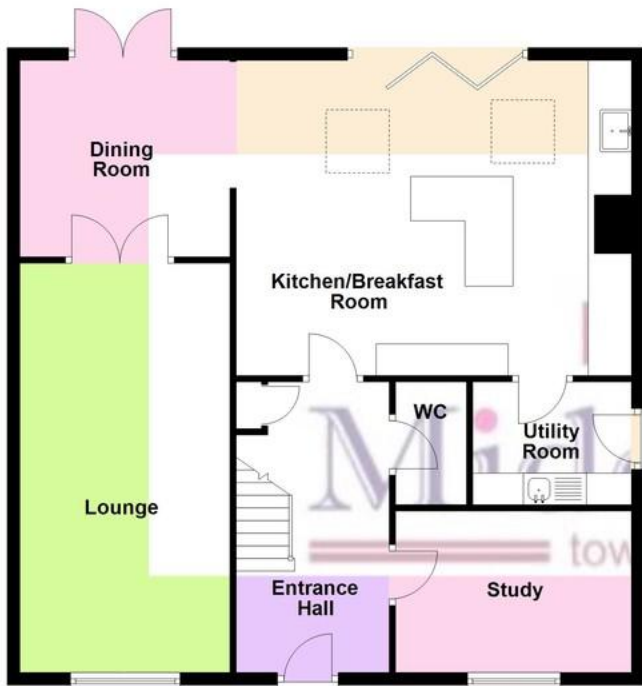
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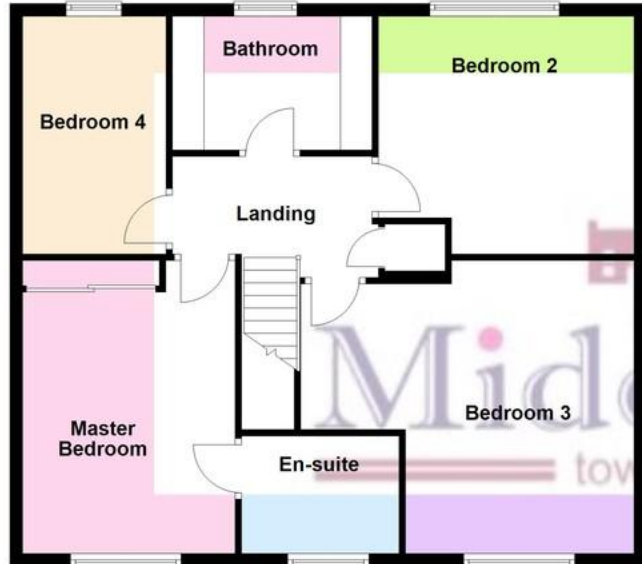




Ground Floor



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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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Approved Redress Scheme

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