



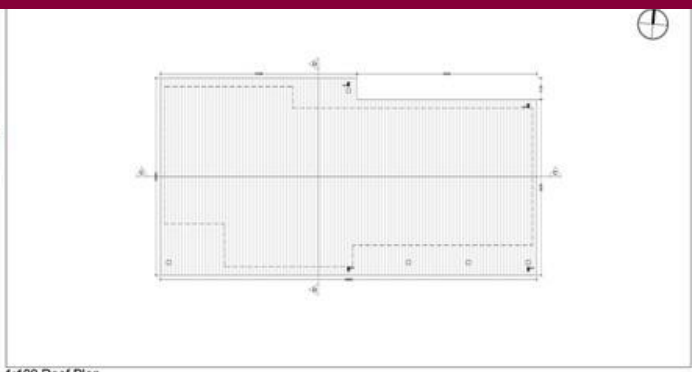
Middletons
town & country

RIVERSIDE ROAD, MELTON MOWBRAY

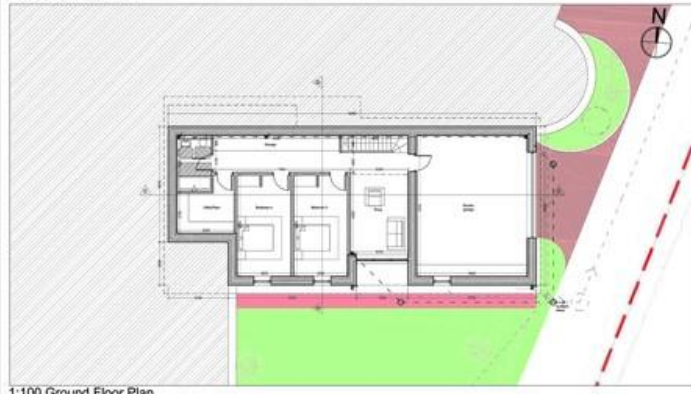
Asking Price Of £695,000



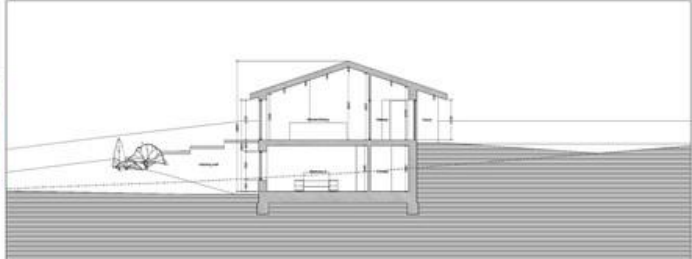
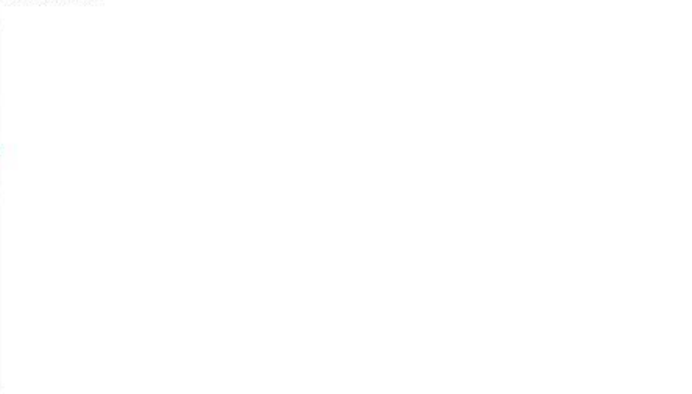
1:100 First Floor Plan



1:100 Roof Plan



1:100 Ground Floor Plan



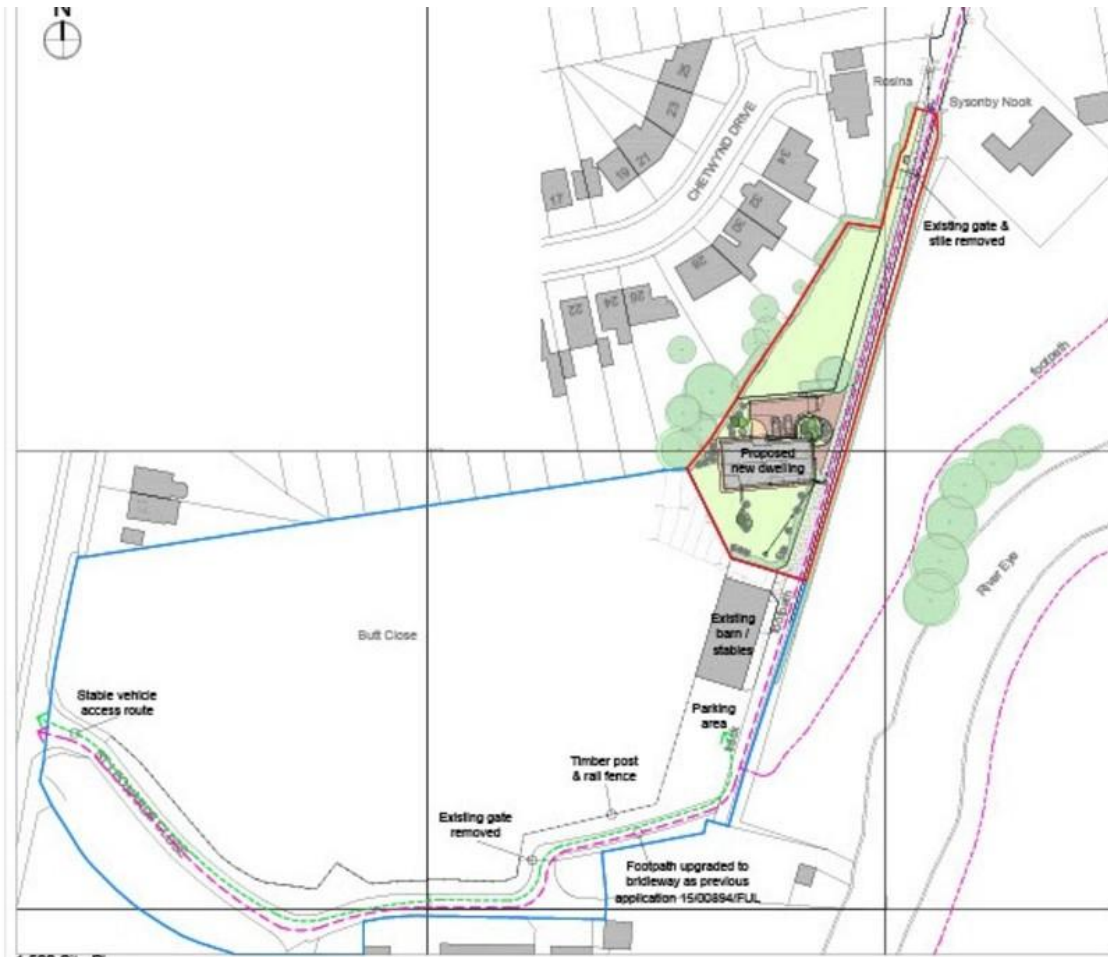
1. GENERAL NOTES
2. MATERIALS
3. FINISHES
4. SERVICES
5. STRUCTURE
6. ROOFING
7. GLAZING
8. FURNITURE
9. PLANTING
10. LANDSCAPE
11. OTHER



Plans Innovation Park, Nottingham Road
Melton Mowbray, LE13 0PB

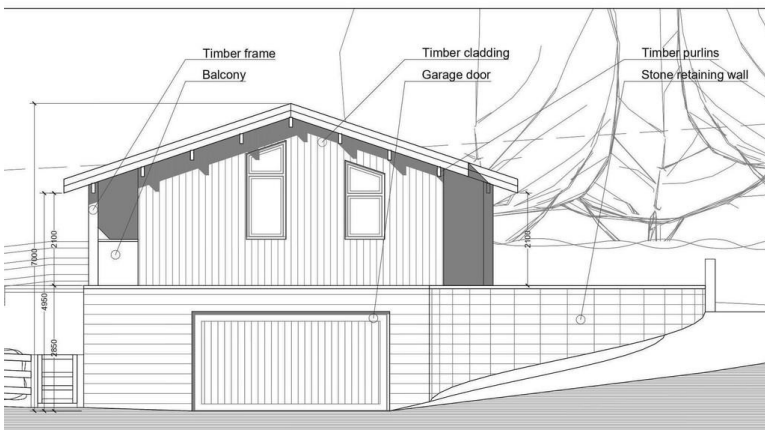
New Dwelling
Riverside Road
Melton Mowbray

Proposed Floor Plans & Sections

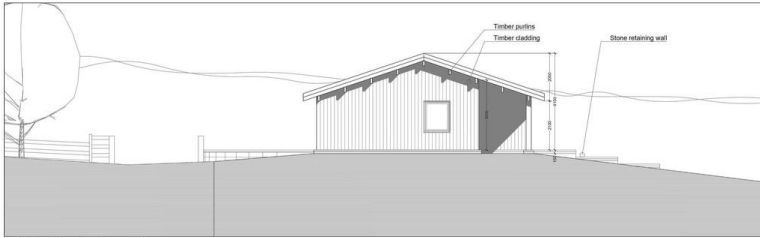


PROPERTY DESCRIPTION

Unique new build, four bedroom detached house anticipated to be available summer 2024. Situated to the west side of Melton Mowbray on a much sought after area with views across the river eye. Ideally located for local schools with good commuter links to Leicester, Nottingham and Loughborough. Benefitting from air source heat pump providing underfloor heating to the ground floor and radiators to the first floor and Mechanical Ventilation with Heat Recovery enables the property to be super energy efficient. Two double Bedrooms, Snug having a double height ceiling, utility Room, storage cupboards and a bathroom to the ground floor. Open ceilings exposing the roof rafters¹ to the first floor accommodation which comprises; open-plan kitchen diner and lounge area, cloak area and WC, utility room, two double bedrooms with balcony's¹ and a family bathroom. Double garage, split level gardens, wood cladding to the exterior and metal roofing.



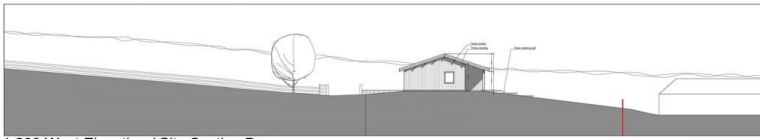
1:100 North Elevation



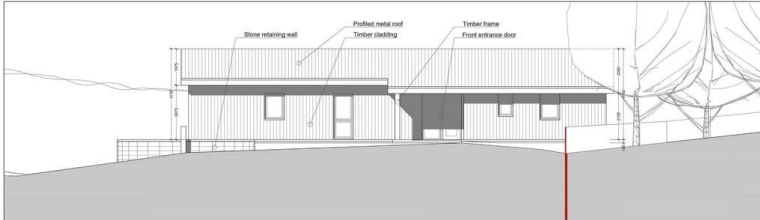
1:100 West Elevation



1:200 East Elevation / Site Section A



1:200 West Elevation / Site Section B



FIRST FLOOR

HALLWAY

KITCHEN/DINER AREA

17' 6" x 19' 0" (5.35m x 5.8m)

LOUNGE AREA

11' 9" x 21' 2" (3.6m x 6.47m)

CLOAKROOM AND WC

3' 3" x 8' 0" (1m x 2.45m)

BEDROOM TWO

8' 6" x 13' 10" (2.6m x 4.22m)

MASTER BEDROOM

11' 1" x 13' 10" (3.4m x 4.22m)

BATHROOM

7' 4" x 6' 3" (2.25m x 1.92m)

GROUND FLOOR

BEDROOM FOUR

9' 3" x 17' 4" (2.82m x 5.3m)

BEDROOM THREE

9' 3" x 17' 4" (2.82m x 5.3m)

UTILITY ROOM

6' 10" x 9' 10" (2.1m x 3m)

BATHROOM

5' 10" x 9' 6" (1.8m x 2.92m)

SNUG

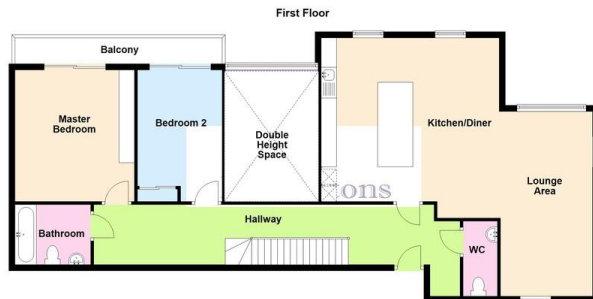
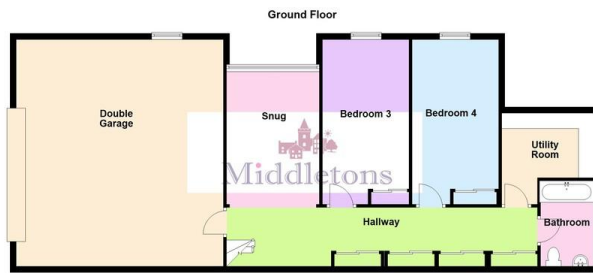
14' 2" x 9' 10" (4.32m x 3.02m)

GARAGE

24' 2" x 19' 0" (7.37m x 5.8m)

GARDENS

Split level garden with the upper level to first floor living area with views over grassland, with enclosed gardens to the ground level.



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plans produced using Planica.

ARTWORK AND PHOTOGRAPHS

All specifications, measurements, floorplans and artwork have been provided by the seller and are not to scale and are to be used as a guide only. If you require more detailed information please ask. Photographs are of plot one and are for illustration purposes only.

RESERVATION FEE

The reservation fee is £10,000. Please ask for more details

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.

Find out how much your property is worth by booking a FREE VALUATION

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info@middletons.uk.com

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 are 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.