



DALBY ROAD, MELTON MOWBRAY

Asking Price Of £750,000

Five Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

CCTV AND INTERCOM

CLOSE TO LOCAL SCHOOLS

DRIVEWAY AND GARAGE

TWO ENSUITES

OVER 2000 SQ FT

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND G

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Offered with no upward chain this hidden gem is a spacious five bedroom family home which occupies a private position within walking distance of the historic market town of Melton Mowbray.

The accommodation on offer comprises; entrance hall, cloakroom, home office, lounge, dining room and breakfast kitchen to the ground floor. Five bedrooms, with the master suite having an ensuite bathroom and dressing room, ensuite shower room to bedroom two and a family bathroom to the first floor landing. Outside the property benefits from a generous driveway with shared and jointly maintained electrically operated gates with intercom and CCTV, sweeping pebble driveway leading to ample off road parking, double garage and a good sized private, south-west facing rear garden.

ENTRANCE HALL Part glazed composite door into the spacious entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, laminate wood flooring and oak doors off to;

CLOAKROOM 4' 8" x 7' 4" (1.43m x 2.26m) Comprising of a low flush WC, vanity unit wash hand basin, radiator, extractor fan and tiled flooring.

HOME OFFICE 10' 4" x 10' 1" (3.15m x 3.08m) Having a bay window to the front aspect with fitted blinds, radiator and laminate wood flooring.

LOUNGE 24' 9" x 15' 7" (7.55m x 4.76m) Nicely proportioned dual aspect lounge having a walk-in bay window to the front aspect and French doors opening out onto the rear garden, two radiators, feature fireplace fitted with an electric fire, laminate wood flooring and windows to each side of the chimney breast allowing further natural light to the centre of the room.

DINING ROOM 19' 4" x 10' 0" (5.9m x 3.05m) Currently used as a gaming room, having a bow window overlooking the rear garden, radiator and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 19' 6" x 14' 2" (5.96m x 4.34m) The fantastic modern breakfast kitchen has been fitted with a bespoke Nurlex kitchen comprising of wall, base and drawer units and a breakfast bar with a marble work surface, granite and quartz breakfast bar, double undercounter stainless steel sink with flexi-hose mixer tap over. Integrated dishwasher, washing machine, microwave and wine cooler. Range cooker with extractor hood over and housing for an American style fridge-freezer. Window and French doors to the rear garden, two radiators, wood effect tiled floor and external door to the side.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the front aspect, radiator, carpet flooring and doors off to;

MASTER BEDROOM 13' 9" x 12' 9" (4.20m x 3.90m) Having a window to the front aspect, radiator, carpet flooring, doors to the dressing room and ensuite.

DRESSING ROOM 8' 11" x 4' 5" (2.72m x 1.35m) Having an obscure glazed window, fitted slide wardrobes, radiator and carpet flooring.

ENSUITE 8' 8" x 6' 8" (2.65m x 2.05m) Comprising of a panel bath, close coupled WC, vanity unit wash hand basin and a walk-in shower cubicle with remote controlled shower. Obscure glazed window, heated towel rail, tiled walls and flooring.

BEDROOM TWO 10' 10" x 10' 11" (3.32m x 3.34m) Having a window to the rear aspect, radiator, carpet flooring and door to the ensuite shower room.

ENSUITE 4' 10" x 8' 7" (1.48m x 2.64m) Comprising of a low flush WC, pedestal wash hand basin and a shower cubicle. Obscure glazed window, radiator, tiled walls and tiled flooring.

BEDROOM THREE 11' 4" x 11' 3" (3.47m x 3.45m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 10' 6" x 11' 3" (3.22m x 3.45m) Having a window to the front aspect, radiator, fitted wardrobe and carpet flooring.

BEDROOM FIVE 7' 9" x 10' 4" (2.38m x 3.15m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 0" x 11' 5" (2.15m x 3.50m) Comprising of a large Porcelanosa free standing bath tub with waterfall mixer tap and shower attachment, close coupled WC, pedestal wash hand basin with sensor tap, wet room area with shower riser and a body blow dryer. Obscure glazed window, under floor heating, heated towel rail, tiled walls and slip resistant flooring.

FRONT ASPECT Having electric gates to the driveway with intercom to the shared gravel driveway providing ample off road parking and leading to the double garage, outdoor lighting and electric sockets, access to the septic tank and a garden shed.

DOUBLE GARAGE 17' 10" x 19' 5" (5.44m x 5.94m) Having up and over manual doors, power and light connected.

REAR GARDEN A good sized south-west facing private garden having a flagstone patio adjacent to the house with an undercover hot tub area, artificial lawn with a bark play area to the side, outdoor electric sockets 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.









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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.