



DARCY GARDENS, MELTON MOWBRAY

Asking Price Of £385,000

Four Bedrooms

Freehold



MODERN DETACHED HOUSE

ENSUITE TO MAIN BEDROOM

PRIVATE REAR GARDEN

COUNTRY PARK NEARBY

DRIVEWAY AND GARAGE

DOWNSTAIRS CLOAKROOM

CLOSE TO LOCAL SCHOOLS

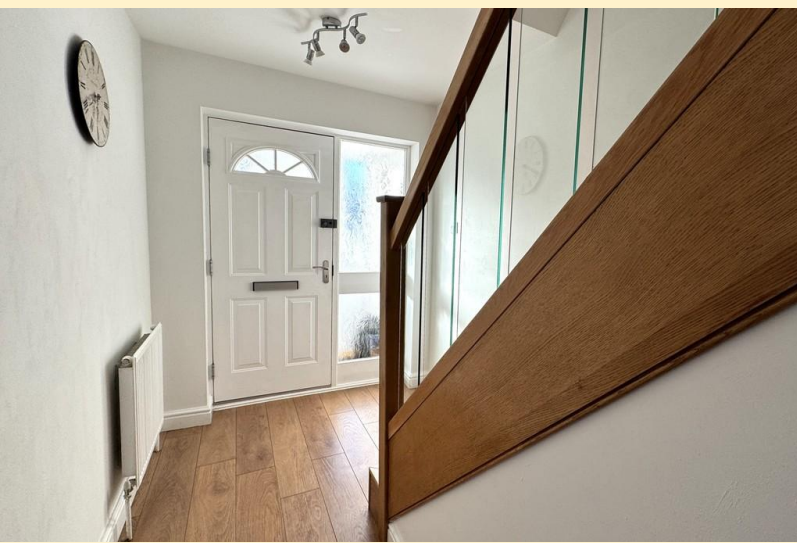
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Beautifully presented family home situated to the north side of Melton Mowbray with close proximity to local schools and the Melton country park.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen and utility room to the ground floor. Four good sized bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from off road parking, an integral garage and a good sized rear garden.

ENTRANCE HALL Part glazed UPVC door into porch with a further UPVC door into the entrance hall. Oak staircase with safety glass and oak bannister rising to the first floor, under stairs storage cupboard, radiator, laminate wood flooring and doors off to;

LOUNGE 11' 1" x 17' 7" (3.38m x 5.38m) Having two windows to the front aspect, two radiators, TV point, laminate wood flooring and glazed double doors to the dining room.

DINING ROOM 10' 7" x 9' 3" (3.24m x 2.82m) Having patio doors to the conservatory, radiator, laminate wood flooring and door to the kitchen.

CONSERVATORY 16' 2" x 10' 1" (4.95m x 3.09m) Having French doors to the garden, fitted blinds to the windows, two radiators, inset spotlights, TV point and laminate wood flooring.

KITCHEN 10' 7" x 10' 11" (3.25m x 3.33m) Fitted with a modern range of wall, base and drawer units with under lighting, breakfast bar, granite work surfaces with under mount sink and mixer tap. Integrated appliances include an eye level Neff oven, microwave, gas hob with extractor hood over, dishwasher and fridge freezer. Window overlooking the rear garden, vinyl flooring and door to the utility room.

UTILITY ROOM 5' 6" x 7' 3" (1.7m x 2.21m) Fitted with wall and base units in keeping with the main kitchen, return work surfaces, under mount sink with mixer tap over, integrated washing machine, wall mounted central heating boiler, radiator, vinyl flooring and door to cloakroom and an external door to the rear garden.

CLOAKROOM 6' 2" x 3' 3" (1.89m x 1.01m) Comprising a low flush WC, corner wash hand basin, radiator, vinyl flooring and an obscure glazed window.

LANDING Taking the stairs from the entrance hall to the first floor landing having an airing cupboard, loft hatch, radiator and laminate flooring.

MAIN BEDROOM 12' 3" x 11' 9" (3.75m x 3.60m) Having two windows to the front aspect, radiator, in-built double wardrobes, carpet flooring and door to the ensuite shower room.

ENSUITE 4' 9" x 8' 7" (1.47m x 2.64m) Comprising of a shower cubicle, vanity unit close coupled WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window and vinyl flooring.

BEDROOM TWO 13' 2" x 8' 8" (4.02m x 2.65m) Having a window to the front aspect, radiator, in-built double wardrobes and carpet flooring.

BEDROOM THREE 8' 11" x 10' 9" (2.73m x 3.29m) Having a window to the rear aspect, radiator, in-built wardrobe and laminate wood flooring.

BATHROOM 6' 9" x 6' 10" (2.06m x 2.10m) Fitted with a 'P' shaped bath with a Mira shower over and folding shower screen, bathroom cabinet, heated towel rail, vanity unit wash hand basin and a close coupled WC. Obscure glazed window and vinyl flooring.

BEDROOM FOUR 10' 8" x 8' 11" (3.27m x 2.72m) Having a window to the rear aspect, radiator and laminate wood flooring.

FRONT ASPECT Having a tarmac drive to the front providing off road parking and access to the integral garage.

GARAGE Having an up and over door, power and light connected.

REAR GARDEN Backing onto the school sports field making a lovely private garden space. Having a paved patio area adjacent to the conservatory with a pathway leading to gravel beds and a further decorative paved seating area, formal lawn, garden shed 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.

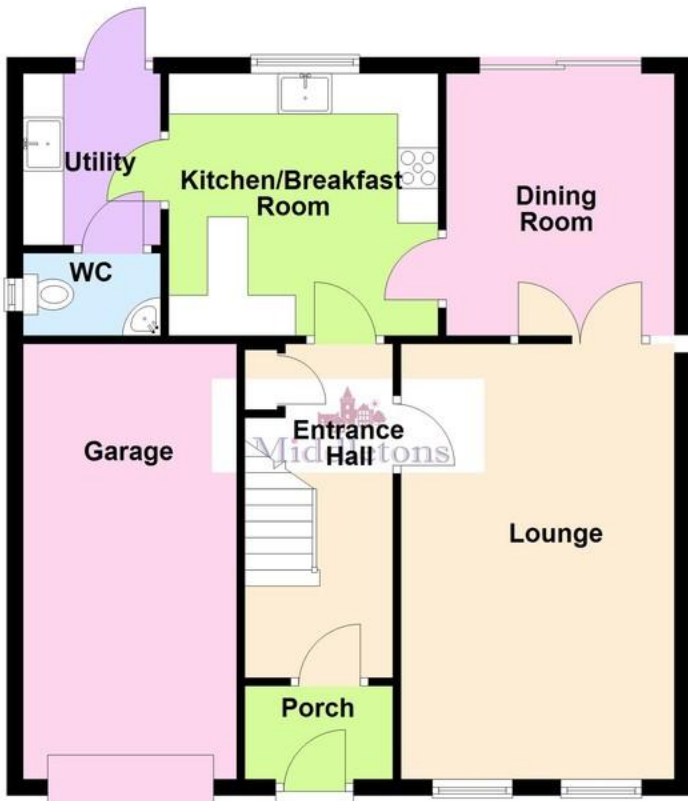
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



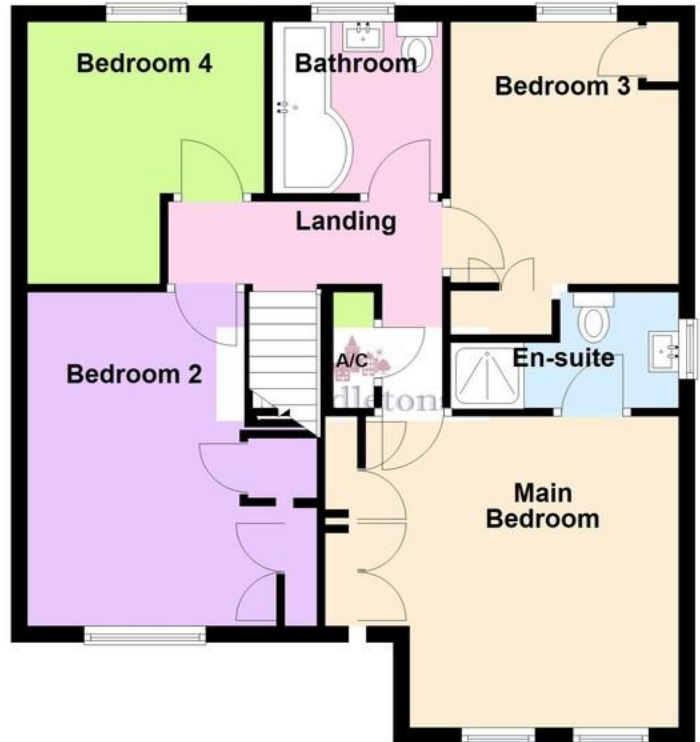




Ground Floor



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		84
(69-80) C	69	
(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		

01664 566258
www.middletons.uk.com
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 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.