



## BEECHWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £449,995

Four Bedrooms

Freehold



**DETACHED HOUSE**

**DRIVEWAY AND GARAGE STORAGE**

**CHAIN FREE**

**LOCAL AMENITIES NEARBY**

**REFURBISHED THROUGHOUT**

**FRONT AND REAR GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**NORTH-EAST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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Recently modernised throughout to a high standard, four bedroom detached house situated to the north-east side of Melton Mowbray on a much sought after residential estate. Ideally placed for local schools, close to the Melton Country park and great commuter links to Grantham and the A1.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, snug/office, kitchen diner, utility room and conservatory to the ground floor. Four good sized bedrooms, one ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, part garage for storage and good sized front and rear gardens.

**ENTRANCE HALL** Modern composite front door into the entrance hall having stairs rising to the first floor landing, radiator, LVT (luxury vinyl tile) Herringbone flooring, oak glazed double doors to the lounge, part glazed oak door to the snug/office and oak doors to the cloakroom and kitchen diner.

**LOUNGE** 13' 2" x 16' 7" (4.02m x 5.07m) Nicely proportioned room having a large walk-in bay window to the front aspect, radiator, feature oak fireplace with multi-fuel log burner and new carpet flooring.

**CLOAKROOM** Comprising of a close coupled WC, vanity unit wash hand basin, radiator and LVT Herringbone flooring.

**SNUG/OFFICE** 8' 7" x 9' 5" (2.63m x 2.88m) Created from using part of the garage this room could lend itself to many uses, having obscure ceiling height windows, radiator, door to the utility room and carpet flooring.

**KITCHEN/DINER** 8' 4" x 13' 1" (2.56m x 3.99m) Howdens fitted kitchen comprising of a modern range of wall, base and drawer units with return work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances to include Lamona oven and five ring gas hob with extractor hood over, dishwasher and fridge freezer. Window over looking the rear garden, under stairs storage cupboard and LVT Herringbone flooring.

**DINING AREA** 10' 6" x 7' 11" (3.21m x 2.43m) Having patio doors to the conservatory, radiator and ample room for a dining table.

**UTILITY ROOM** 5' 10" x 8' 7" (1.8m x 2.64m) Fitted with a wall and base unit with return work surface, stainless steel sink and drainer with mixer tap over, space for a tumble dryer and under counter fridge/freezer. Alcove with fitted work surface and plumbing under for a washing machine. External glazed door to the rear garden, extractor fan, radiator and LVT Herringbone flooring.

**CONSERVATORY** 9' 8" x 11' 3" (2.95m x 3.43m) Generous conservatory having French doors to the rear garden and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, loft hatch and oak doors off to;

**MAIN BEDROOM** 15' 9" x 11' 0" (4.82m x 3.36m) Having a window to the front aspect, radiator, carpet flooring and door to the ensuite.

**ENSUITE SHOWER ROOM** 3' 6" x 10' 10" (1.09m x 3.32m) Having a shower cubicle with a fixed waterfall shower head and separate shower riser, close coupled WC, vanity unit wash hand basin and a heated towel rail. Part tiled walls and LVT Herringbone flooring.

**BEDROOM TWO** 13' 5" x 11' 9" (4.09m x 3.6m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 6" x 8' 8" (2.9m x 2.66m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 8' 10" x 9' 5" (2.7m x 2.89m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 4" x 7' 6" (1.65m x 2.30m) Comprising of a 'P' shaped bath with waterfall shower and separate shower riser and folding shower screen, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, part tiled walls, inset LED lights and cushioned vinyl flooring.

**FRONT GARDEN** Having a block paved driveway providing ample off road parking, seeded lawn area to the side, garden tap and double gates to the rear garden.

**REAR GARDEN** Generous rear garden having a patio area adjacent to the house with a raised garden pond, seeded lawn area with bark borders 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.



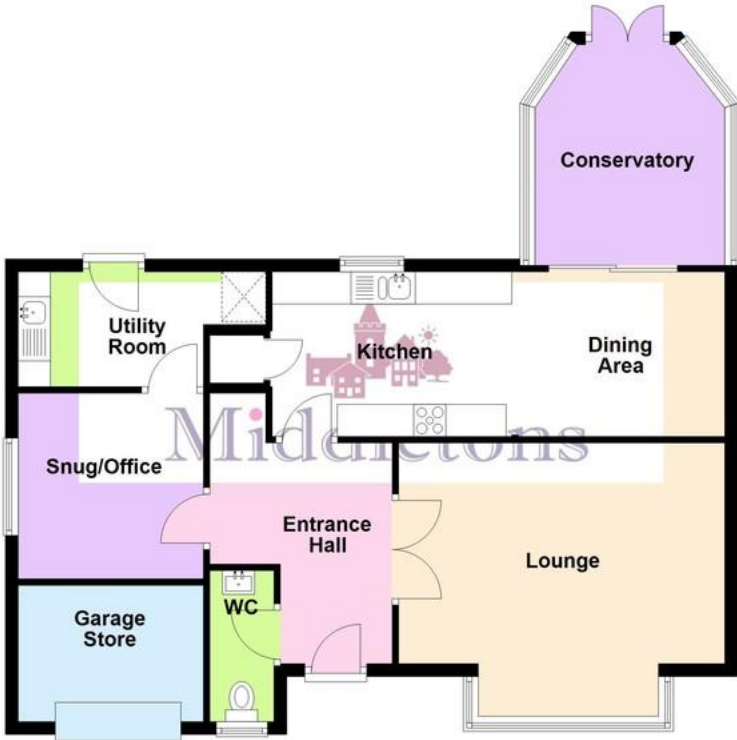




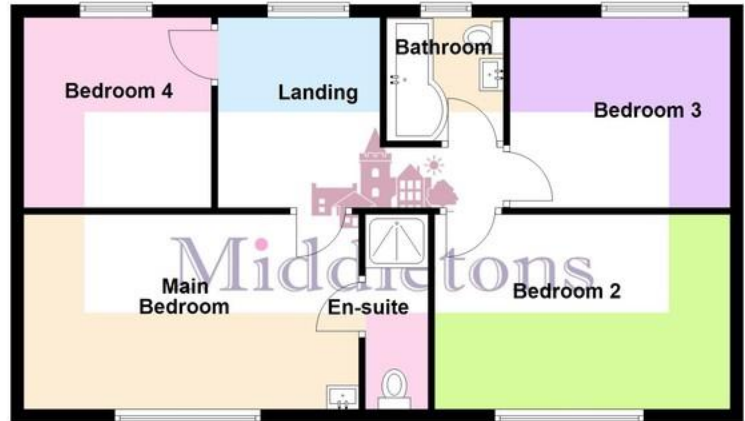




Ground Floor



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.