



## VALIANT WAY, MELTON MOWBRAY

Asking Price Of £350,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO THE MAIN BEDROOM

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

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Spacious modern family home situated on a generous plot to the south side of Melton Mowbray within walking distance of local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, dual aspect lounge diner, family room, kitchen and utility room to the ground floor. Four generous sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a double garage to the front with a good sized landscaped garden to the rear.

**ENTRANCE HALL** Part glazed door into the spacious entrance hall having stairs rising to the first floor landing, radiator, access to the cloakroom, carpet flooring and doors off to;

**DOWNSTAIRS WC** Comprising of a low flush W/C, pedestal wash hand basin, radiator, extractor fan and vinyl tile flooring.

**LOUNGE/DINER** 10' 10" x 22' 3" (3.32m x 6.79m)  
Generous reception room having a window to the front aspect and french doors to the rear patio allowing plenty of natural light. Feature fireplace with electric fire, two radiators and carpet flooring.

**FAMILY ROOM** 10' 7" x 11' 2" (3.25m x 3.41m) Currently used as a play room this second reception could lend itself to multiple uses. Having a window to the front aspect, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 11' 0" x 10' 8" (3.36m x 3.27m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer with mixer tap over and tiled splash backs. Integrated appliances to include; double oven and grill, gas hob with extractor hood over, dishwasher, fridge and freezer. Window over looking the rear garden, radiator and vinyl flooring.

**UTILITY ROOM** 6' 8" x 6' 10" (2.04m x 2.09m) Having wall and base units with work surface and stainless steel sink and drainer, space and plumbing for a washing machine, external door to the garden and radiator.

**LANDING** Taking the stairs from the entrance hall to the first floor having a hatch with pull down ladder to the part boarded loft space and doors off to;

**MAIN BEDROOM** 10' 11" x 15' 2" (3.34m x 4.63m) Large double bedroom having a window to the front aspect, radiator, carpet flooring and door to the ensuite shower room.

**ENSUITE** 6' 5" x 5' 2" (1.98m x 1.6m) Comprising of a shower cubicle with waterfall shower and shower riser, low flush W/C, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, electric shaver point, tiled walls and laminate wood flooring.

**BEDROOM TWO** 10' 3" x 14' 6" (3.14m x 4.42m into recess) Another good sized double room having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 8" x 8' 11" (1.73m x 2.73m into recess) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, electric shaver point, part tiled walls and an airing cupboard that houses the boiler and water tank.

**BEDROOM THREE** 10' 9" x 11' 10" (3.28m x 3.61m into recess) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 7' 1" x 11' 0" (2.16m x 3.36m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Having a paved pathway to the front door, tarmac drive to the side providing ample off road parking for two vehicles, gated access to the rear garden.

**DOUBLE GARAGE** 18' 2" x 17' 8" (5.56m x 5.41m) Having two electric up and over doors, power and lighting and a partially boarded loft space. Personnel door to the rear garden.

**REAR GARDEN** Generous south facing rear garden having an extensive paved patio area running adjacent to the house, garden tap, formal lawn with slate and shrub border, a further paved seating area allowing you to make the most of the days sun.

**SOLAR PANELS** The solar panels on this property are leased from Solar Pv Ltd. Please ask for further 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.







### 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.