



## NOTTINGHAM ROAD, MELTON MOWBRAY

Asking Price Of £300,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

AMPLE OFF ROAD PARKING

DOWNSTAIRS SHOWER ROOM

CLOSE TO THE TOWN CENTRE

CHARACTER THROUGHOUT

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Spacious period semi-detached house having character throughout, situated within walking distance of the town centre and local schools.

The accommodation on offer comprises; porch, entrance hall, lounge, sitting room, dining room, kitchen, utility area and shower room to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.



**PORCH** Stained glass external door into the porch which has the original Victorian tiled floor, door through to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor landing, under stairs storage cupboard with lighting, wood flooring, french glazed doors to the lounge and a pine door to the dining room.

**LOUNGE** 14' 11" x 14' 5" (4.56m x 4.4m) Having a walk-in bay window to the front aspect with fitted shutter blinds, radiator with cover, picture rails, central ceiling rose and decorative coving. Varnished wooden floor continuing through to the sitting room.

**SITTING ROOM** 12' 11" x 12' 10" (3.94m x 3.92m) Having french doors to the rear garden, window to the side aspect, radiator, cast iron open fireplace with decorative tiling, picture rails, central ceiling rose and decorative coving.

**DINING ROOM** 11' 8" x 12' 1" (3.58m x 3.7m) Having french doors to the rear garden, radiator, ornamental fireplace with beam mantle, fitted storage cupboards, original pan tiled flooring and opening through to the kitchen.

**KITCHEN** 13' 3" x 11' 6" (4.04m x 3.52m) Fitted with a good range of wall, base and drawer units with wooden work surfaces over, central island, Belfast sink with mixer tap over, space and plumbing for both a washing machine and dishwasher, integrated Neff eye level double oven and gas hob with extractor hood over. Window to the side aspect, door to the utility area, space for an American style fridge freezer and Stoves slate flooring.

**UTILITY AREA** 4' 0" x 3' 4" (1.24m x 1.03m) Having an external door and window to the side garden, plumbing for a washing machine and door to the shower room.

**SHOWER ROOM** 7' 10" x 6' 10" (2.41m x 2.09m) A great addition for a growing family comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window, wall mounted heater, part tile and part wood paneling to the walls and wood flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing, airing cupboard, radiator, hatch access to the large loft space which with relevant permissions could create a further bedroom with ensuite.

**BEDROOM ONE** 14' 9" x 13' 1" (4.51m x 4m) Having a walk-in bay window to the front aspect, radiator with cover, decorative coving and carpet flooring.

**BEDROOM TWO** 12' 11" x 13' 0" (3.94m x 3.97m) Having a window to the rear aspect, radiator, picture rail and carpet flooring.

**BATHROOM** 8' 9" x 5' 1" (2.68m x 1.56m) Comprising of a panel bath with waterfall shower head over and glazed shower screen, low flush WC and a vanity unit wash hand basin with electric shaver point. Obscure glazed window, part tiled and part wood paneling to the walls, radiator and vinyl flooring.

**BEDROOM THREE** 7' 5" x 11' 11" (2.27m x 3.65m) Having a window to the rear aspect, radiator, picture rail and carpet flooring.

**BEDROOM FOUR** 6' 0" x 10' 5" (1.85m x 3.18m) Currently used as a home office, having a window to the front aspect, radiator, picture rail and carpet flooring.

**FRONT ASPECT** Hard landscaped to the front providing ample off road parking, picket fence and mature shrubs to the boundary, side access to the rear garden.

**REAR GARDEN** Having a graveled seating area to the side of the property with raised flower and shrub beds, steps up to a lawn area with a paved area and garden shed to the rear. Garden tap and courtesy lighting.

**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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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

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