



BURTON ROAD, MELTON MOWBRAY

Asking Price Of £325,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

FOUR BEDROOMS

CLOSE TO THE TOWN CENTRE

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

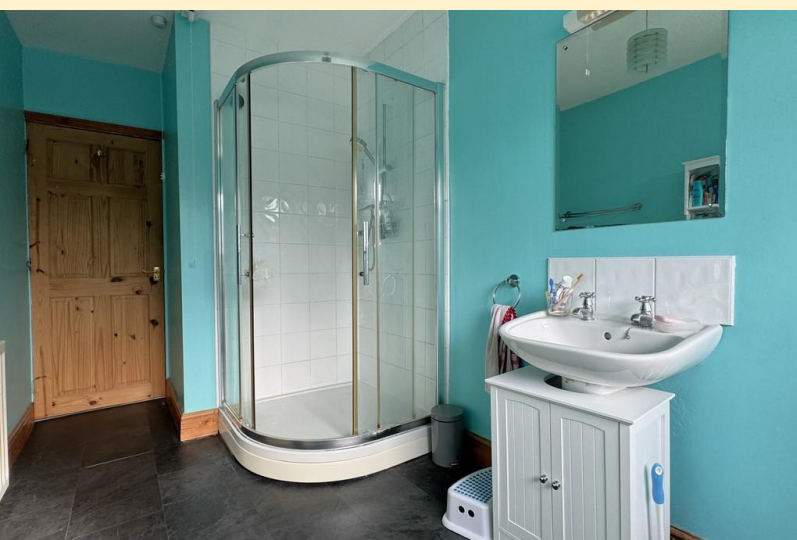
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Spacious four bedroom semi-detached house situated to the south side of Melton Mowbray within walking distance of the town centre and train station having good commuter links to Leicester, Peterborough, Nottingham and Grantham.

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



PORCH External door into the porch, window to the side aspect, laminate wood flooring and door through to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and part glazed wood doors off to;

LOUNGE 15' 2" x 11' 5" (4.64m x 3.5m) Having a bow window to the front aspect, radiator and carpet flooring continuing through to the second lounge area.

SITTING ROOM 15' 1" x 12' 11" (4.6m x 3.95m) Nicely proportioned, having french doors to the side patio area, radiator and a feature fireplace with electric fire.

KITCHEN/DINER 17' 10" x 16' 11" (5.45m x 5.18m) Fitted kitchen comprising of wall, base and drawer units with work surfaces over, breakfast bar, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine. Integrated appliances to include; Hotpoint double oven, electric hob with extractor hood over, dishwasher and fridge. Bay window overlooking the rear garden, radiator, built-in storage cupboard, wall mounted central heating boiler and vinyl flooring. The dining area has a window and external door to the garden and a wood door to the WC.

WC 3' 6" x 5' 11" (1.08m x 1.81m) Comprising of a low flush WC, wash hand basin with tiled splash back, radiator, obscure glazed window and vinyl flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing, hatch to the part boarded loft space and wood doors off to;

BEDROOM ONE 16' 4" x 11' 6" (5.00m x 3.53m) Spacious double room having a bow window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 15' 3" x 11' 8" (4.66m x 3.57m) Another good sized double having a window to the side aspect, radiator and carpet flooring.

BATHROOM 6' 6" x 11' 7" (2.0m x 3.55m) Comprising of a corner shower cubicle, pedestal wash hand basin and a panel bath. Obscure glazed window, radiator and tiled flooring.

WC Comprising of a low flush WC, wash hand basin with tiled splash back, radiator, window and tiled flooring.

BEDROOM THREE 9' 0" x 15' 3" (2.75m x 4.66m) Another double having a window to the side aspect, radiator and carpet flooring.

BEDROOM FOUR/OFFICE 5' 11" x 6' 6" (1.82m x 2.0m) Having a triangular oriel window to the front aspect, built in high bed, radiator and carpet flooring.

FRONT ASPECT Having a block paved drive providing ample off road parking and electric car charging point and gated access to the side patio area. Block paved front garden with raised flower beds, electric point and a dwarf wall to the boundary.

SIDE PATIO Paved patio area adjacent to the french doors to the sitting room with steps down to the rear garden and outside tap.

REAR GARDEN Having a formal lawn with mature shrub beds and hedging to the boundary, brick built BBQ and garden shed.

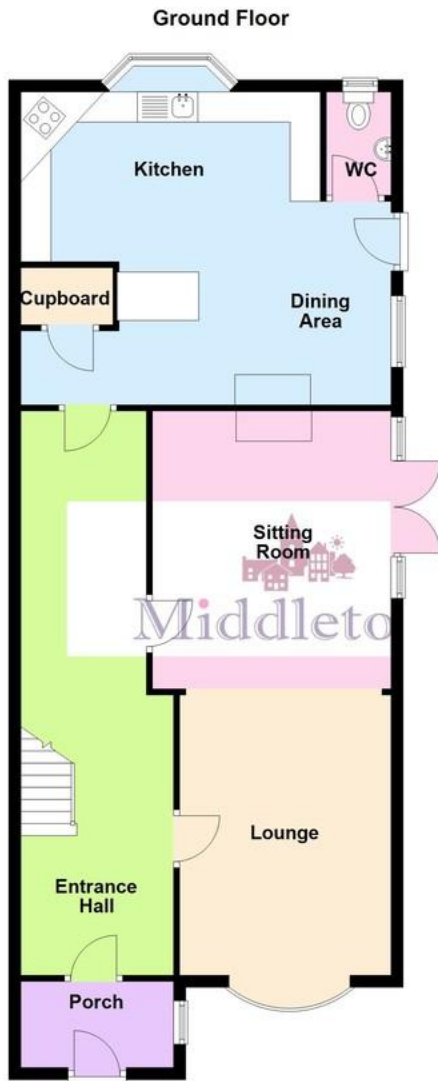
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor 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.









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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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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