



## BOWLEY AVENUE, MELTON MOWBRAY

Asking Price Of £375,000

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

OPEN-PLAN LIVING KITCHEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

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Beautifully presented, extended three bedroom detached house situated to the north side of Melton Mowbray on this much sought after residential area. Within close proximity to the Melton Country park, Tesco superstore and the town centre.

The very well appointed accommodation comprises; entrance hall, lounge, play room/bedroom 4, cloak room and a very spacious open-plan living dining kitchen and utility room to the first floor. Three bedrooms and a four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a generous rear garden.



**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor landing, under stairs storage cupboards, radiator, laminate wood flooring and wood doors off to;

**LOUNGE** 12' 10" x 13' 2" (3.93m x 4.02m) Having a bow window to the front aspect, radiator, multi-fuel burning stove and carpet flooring.

**PLAY ROOM/BEDROOM 4** 8' 3" x 15' 6" (2.53 reducing to 1.31m x 4.73m) This versatile room could be used as a fourth bedroom or home office, having a window to the front aspect and a small window to the rear, two radiators and laminate wood flooring.

**CLOAKROOM** Comprising of a low flush WC and wash hand basin. Extractor fan, radiator and laminate wood flooring.

**LIVING/DINING KITCHEN** 23' 2" x 13' 10" (7.07 reducing to 5.28m x 4.22m) This fantastic extension has created a superb family and entertaining space. Having bi-fold doors and three Velux windows allowing plenty of natural light to filter through, with extra windows to the kitchen and lounge areas. The kitchen is fitted with a range of contemporary wall, base and drawer units with quartz work surfaces over, central breakfast bar island with power sockets, Belfast sink with mixer tap over, Smeg range cooker with a five ring gas hob and extractor hood over. Integrated fridge freezer and dishwasher. Inset LED lighting, laminate wood flooring and three radiators. The lounge area has a multi-fuel burning stove for those cosy winter evenings.

**UTILITY ROOM** 5' 10" x 13' 11" (1.78m x 4.25m) Having wall and base units with space for both a washing machine and tumble dryer, radiator, window to the side aspect and laminate wood flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, carpet flooring and wood doors off to;

**BEDROOM ONE** 14' 3" x 12' 0" (4.36m x 3.67m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM TWO** 13' 3" x 12' 1" (4.04m x 3.69m) Having a bow window to the front aspect, radiator and carpet flooring.

**BATHROOM** 13' 10" x 10' 11" (4.24m x 3.35m) Comprising of a free standing, double ended bath tub with mixer tap over, pedestal wash hand basin, electric shaver point, heated towel rail, low flush WC and a walk-in shower cubicle with fixed waterfall shower head and shower attachment. Window with fitted blind, bathroom cabinet and laminate wood flooring.

**BEDROOM THREE** 7' 2" x 7' 3" (2.19m x 2.22m) Having a window to the front aspect, radiator and carpet flooring.

**FRONT ASPECT** Dwarf wall to the front boundary, paved pathway to the storm porch with gravel beds to each side. Block paved driveway providing ample off road parking, double gets through to more off road parking and the garage.

**GARAGE** 10' 9" x 22' 7" (3.3m x 6.89m) Detached brick built garage having an electric roller door, power and lighting, window and external door to the side. Door way through to an extra storage space with dual aspect windows.

**REAR GARDEN** Having an extensive patio area adjacent to the house, garden tap, electrical sockets, log store area, formal lawn, mature trees and raised flower bed. Wood panel fencing secures 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.

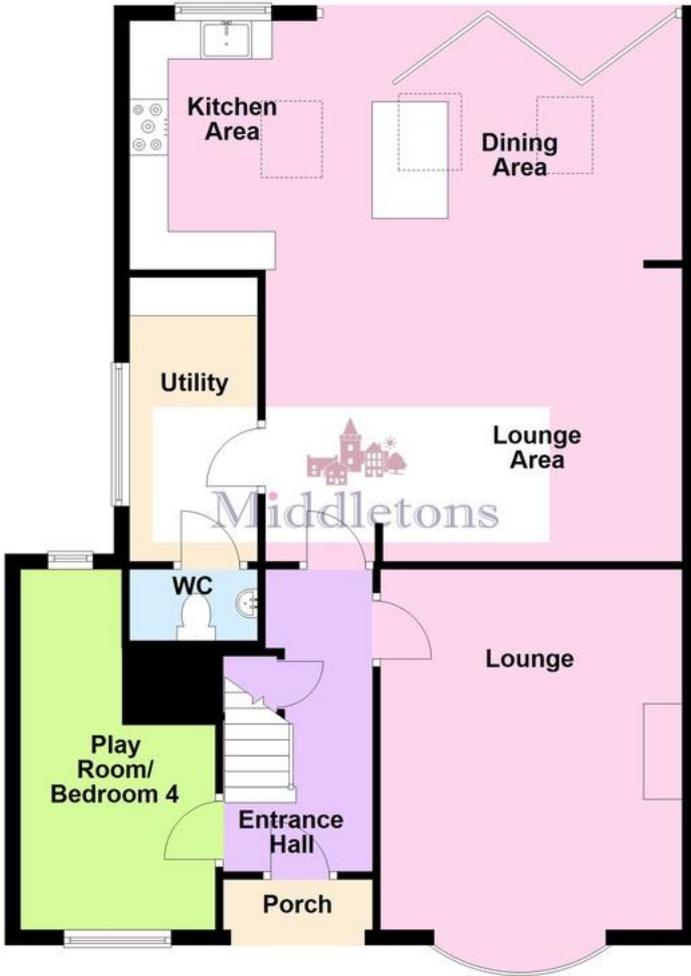
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## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

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