



SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £725,000

Five Bedrooms

Freehold



EXTENDED DETACHED HOUSE

OPEN-PLAN KITCHEN DINER

FIVE BEDROOMS

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

OWNED SOLAR PANELS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Extended over two floors in 2021 to provide spacious and flexible accommodation throughout, detached five bedroom house situated to the north side of Melton Mowbray within walking distance of local schools and the town centre.

The accommodation on offer comprises; storm porch to the entrance hall, sitting room, open-plan modern kitchen diner, utility room, doakroom and a further lounge/snug to the ground floor. Five bedrooms, two ensuites and a family bathroom to the first floor. Outside the property benefits from generous off road parking, garage and a very large rear garden with a summer house and under cover seating areas.

ENTRANCE HALL Storm porch with a smart lock front door into the entrance hall, having stairs rising to the first floor landing, under stairs storage, radiator and porcelain tiled flooring. Oak doors off to;

LOUNGE/SNUG 13' 9" x 10' 11" (4.21m x 3.33m) Having a bay window with fitted shutter blinds to the front aspect, radiator, multi-fuel log burner and beam mantel and carpet flooring.

KITCHEN/DINER 11' 11" x 29' 3" (3.65m x 8.92m) This lovely open-plan kitchen diner has two sets of french doors to the garden making a fantastic space to relax and entertain. Having ample room for a good sized dining table and further seating. The kitchen is fitted with a generous range of wall, base and drawer units with black granite work surfaces over, Belfast sink with mixer tap over, space and plumbing for a dish washer, housing for an American style fridge freezer. Integrated appliances to include a wine chiller, Range master oven with induction hob and extractor hood over. Window overlooking the rear garden, inset LED lighting and porcelain tiled floor with under floor heating.

UTILITY ROOM 10' 4" x 5' 10" (3.17m x 1.78m) Offering plenty of handy storage, base and drawer units with work surfaces over, space and plumbing for both a washing machine and tumble dryer. Obscure glazed window, porcelain tile floor and oak door to the cloakroom.

CLOAKROOM 5' 3" x 3' 7" (1.61m x 1.10m) Comprising of a low flush WC, vanity unit wash hand basin and a heated towel rail.

SITTING ROOM 13' 0" x 11' 3" (3.97m x 3.44m) Open to the kitchen diner having a window to the front aspect with fitted shutter blinds, radiator, Limestone feature open fireplace with marble hearth and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a radiator, carpet flooring and oak doors off to;

MAIN BEDROOM 21' 6" x 17' 10" (6.56m x 5.45m max) Generous double room having two windows overlooking the rear garden fitted with shutter blinds, radiator, carpet flooring. Hammond's fitted bedroom furniture including four double wardrobes, drawers and dressing table. Oak door to the ensuite.

ENSUITE 6' 5" x 7' 9" (1.98m x 2.37m) Having a walk-in shower cubicle, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, porcelain tiled walls and floor.

BEDROOM TWO 11' 5" x 13' 1" (3.48m x 4.0m) Having a window to the front aspect fitted with shutter blinds, radiator, carpet flooring and an oak door to the ensuite.

ENSUITE 8' 1" x 9' 3" (2.48m x 2.83m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, low flush WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window, porcelain tiled walls and floor.

BEDROOM THREE 14' 0" x 11' 0" (4.28m x 3.37m) Having a bay window with fitted shutter blinds to the front aspect, radiator and carpet flooring.

BATHROOM 8' 5" x 7' 9" (2.58m x 2.38m) Comprising of a self cleaning Jacuzzi bath with shower attachment, shower cubicle, vanity unit wash hand basin and close coupled WC and a heated towel rail. Obscure glazed window and porcelain tiled walls and flooring.

BEDROOM FOUR/OFFICE 11' 4" x 10' 9" (3.46m x 3.29m) Having a window to the rear aspect with fitted shutter blinds, radiator, fitted office furniture and carpet flooring.

BEDROOM FIVE 6' 11" x 8' 1" (2.11m x 2.47m) Having a window to the front aspect with fitted shutter blinds, radiator and carpet flooring.

FRONT ASPECT Gravel driveway providing generous off road parking for several vehicles, electric car charging point and log storage.

GARAGE Having an electric roller door which also has a personnel door option for easy access, power and lighting, Belfast sink unit with mixer tap over.

REAR GARDEN This exceptionally large garden has been beautifully landscaped with a expansive patio running from the house and up some steps to a pagoda seating area, along the side a formal lawn and shrub beds. Continuing to the sun house seating and BBQ area. The sun house has power, electric, internet connection, heating and air conditioning and having extra under cover outside seating areas with LED lighting making a great place to enjoy anytime of the year.

SOLAR PANELS The solar panels on this property are owned The owner informs us that there is a reduction on their energy bill as a result of the self generated power and then a further credit for energy fed back to the grid.

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.

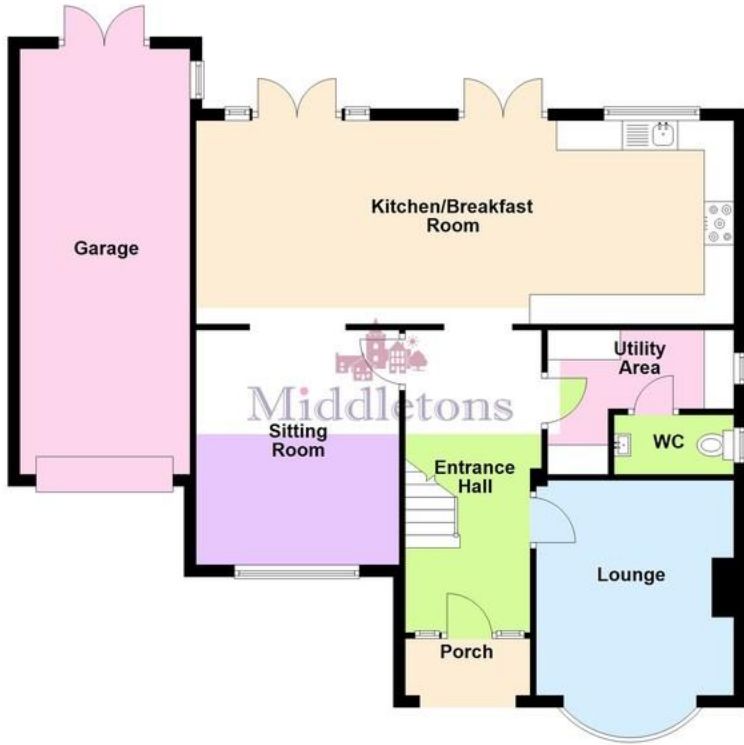
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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THE PROPERTY OMBUDSMAN
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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.