



LONGFIELD ROAD, MELTON MOWBRAY

Asking Price Of £365,000

Four Bedrooms

Freehold



DETACHED HOUSE PHOTOS TO FOLLOW

THREE RECEPTION ROOMS

ENSUITE

MELTON COUNTRY PARK NEARBY

SPACIOUS FAMILY HOME

DOWNSTAIRS WC

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

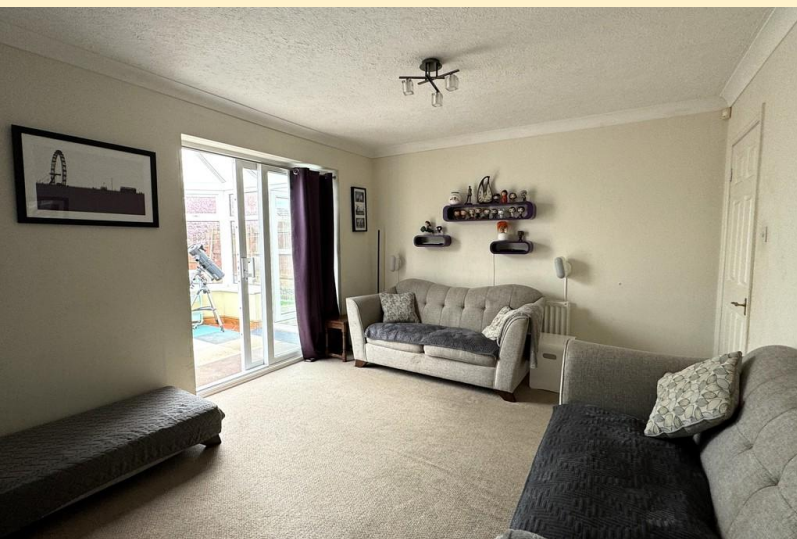
info@middletons.uk.com





Spacious four bedroom detached house is situated within walking distance of the Melton country park and local schools making it a great choice for a growing family. Situated to the north side of Melton Mowbray with good commuter links to Leicester, Nottingham and Grantham.

The accommodation on offer comprises; entrance hall, cloakroom, study, dining room, lounge, kitchen and conservatory to the ground floor. Four good sized bedrooms, ensuite and a family bathroom to the first floor. Outside the property benefits from generous off road parking, and a good sized garden to the rear.



ENTRANCE HALL Having a storm porch to the part glazed front door opening into the entrance hall with stairs rising to the first floor landing, door to the downstairs cloakroom, built-in storage cupboard, radiator and carpet flooring.

CLOAKROOM 2' 9" x 6' 0" (0.85m x 1.84m) Comprising of a low flush WC, wash hand basin, radiator, obscure glazed window and tiled flooring.

STUDY 8' 7" x 11' 5" (2.62m x 3.48m) Having two windows to the front aspect, radiator, fitted computer desk and carpet flooring.

DINING ROOM 8' 3" x 15' 7" (2.53m x 4.75m) Having a window to the front aspect, radiator, LED lighting and laminate wood flooring.

LOUNGE 11' 5" x 15' 4" (3.49m x 4.68m) Nicely proportioned room having a window and patio doors to the conservatory, TV point, radiator and carpet flooring.

KITCHEN 8' 7" x 11' 3" (2.63m x 3.44m) Fitted with a range of wall, base and drawer units with work surfaces over, mobile island, ceramic one and a half bowl sink and drainer unit, integrated dishwasher, NEFF eye level double oven and gas hob with extractor hood over. Window over looking the rear garden, tiled splash backs, space for a freestanding fridge freezer, radiator, tiled flooring and opening through to the utility room.

UTILITY ROOM 4' 11" x 5' 8" (1.5m x 1.73m) Having a work surface with plumbing for a washing machine and space for a tumble dryer, wall mounted central heating boiler, radiator, tiled flooring and window and external door to the side.

CONSERVATORY 11' 2" x 11' 1" (3.41m x 3.38m) Dwarf wall and double glazed upper construction, French doors opening onto the rear garden, tiled flooring, power and lighting.

LANDING Taking the stairs from the entrance hall to the first floor with built-in airing cupboard and doors off to;

BEDROOM ONE 12' 10" x 13' 4" (3.92m x 4.07m) Having three windows to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite.

ENSUITE 5' 1" x 5' 6" (1.56m x 1.70m) Comprising of a low flush WC, pedestal wash hand basin, radiator, obscure glazed window and carpet flooring.

BEDROOM TWO 14' 3" x 8' 6" (4.35m x 2.61m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 5' 5" x 6' 9" (1.67m x 2.08m) Comprising of a panel bath with shower over, low flush WC and a pedestal wash hand basin. Obscure glazed window, tiled walls, radiator and vinyl flooring.

BEDROOM THREE 8' 7" x 8' 0" (2.63m x 2.46m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 8' 0" x 9' 8" (2.46m x 2.97m) Having a window to the rear aspect, radiator and laminate wood flooring.

FRONT ASPECT Having a tarmac drive providing ample off road parking, formal lawns to each side, gated access to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the house, garden tap, formal lawn with a paved pathway to one border leading to a further patio area at the top of the garden, with mature shrubs and trees along the other border.

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.

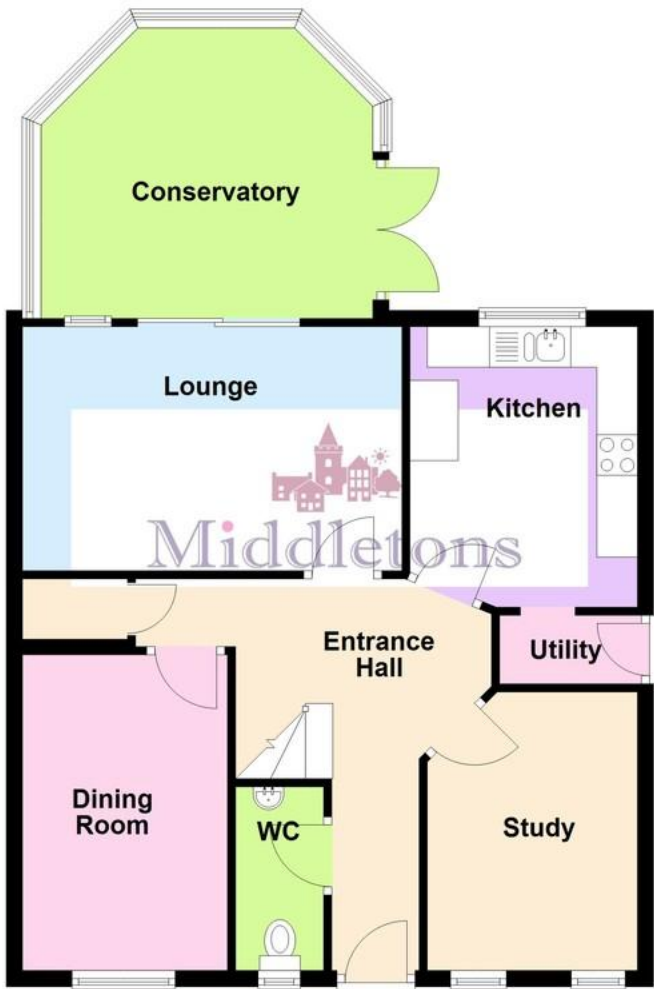
HOW MUCH IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(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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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.