



## LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

SUMMER HOUSE

MELTON COUNTRY PARK NEARBY

AMPLE OFF ROAD PARKING

CONVERTED GARAGE OFFICE

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Three bedroom semi-detached house situated to the north side of Melton Mowbray. Within close proximity to local schools and the Melton country park.

The accommodation on offer comprises of; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms and a family bath and shower room to the first floor. Outside the property benefits from generous off road parking to the front, gated access to a carport, converted garage and a good sized garden with an insulated sun house.

**ENTRANCE HALL** Part glazed door into the entrance hall, obscure glazed window to the side, stairs rising to the first floor, meter cupboard, under stairs cloakroom, radiator, laminate tiled flooring and doors off to;

**CLOAKROOM** 2' 3" x 5' 2" (0.71m x 1.6m) Comprising of a low flush WC, wall mounted wash hand basin, tiled walls and cushioned vinyl flooring.

**LOUNGE** 12' 5" x 16' 10" (3.8m x 5.15m) Having a walk-in bay window to the front aspect, radiator, feature fireplace with gas fire, inset LED lighting and carpet flooring.

**KITCHEN/DINER** 14' 10" x 18' 8" (4.54m reducing to 3.22m x 5.7m reducing to 2.59) The kitchen area is fitted with a modern range of wall, base and drawer units with work surfaces over, ceramic sink and drainer unit with mixer tap over, housing for a fridge freezer, space and plumbing for a dishwasher. Integrated appliances to include; NEFF electric oven, Bosch induction hob and extractor hood. Large window overlooking the garden, external door to the side, radiator and tiled flooring continuing through to the dining area which has French doors to the rear garden and another radiator.

**LANDING** Taking the stairs from the entrance hall to the first floor having a window to the side aspect, hatch with pull down ladder to the three quarter boarded loft space with lighting, carpet flooring and doors off to;

**BEDROOM ONE** 11' 5" x 10' 8" (3.48m x 3.26m) Having a window to the front aspect, radiator, fitted wardrobes with slide doors, inset LED lighting and carpet flooring.

**BEDROOM TWO** 9' 9" x 11' 1" (2.99m x 3.38m) Having a window over looking the garden, radiator, fitted wardrobes with slide doors, inset LED lighting and carpet flooring.

**BEDROOM THREE** 6' 8" x 7' 4" (2.04m x 2.25m) Having a window to the front aspect, radiator, over stairs storage cupboard, inset LED lighting and carpet flooring.

**BATH/SHOWER ROOM** 7' 4" x 8' 10" (2.24m x 2.71m) Fully tiled and comprising of a panel bath, close coupled WC, vanity unit wash hand basin and a walk-in shower cubicle fitted with a waterfall shower head. Obscure glazed window and a heated towel rail.

**FRONT ASPECT** Generous block paved drive with an ornamental gravel bed with shrubs, storm porch to the front door, double wooden gates leading to the carport.

**CARPORT** Lean to carport with courtesy lighting, external doors to the kitchen and former garage.

**GARAGE/OFFICE/WC** 7' 11" x 19' 10" (2.42m x 6.05m) Converted into an office space having an external door and window to the carport, a further window to the side, inset LED lighting, cushioned vinyl flooring and a folding door to the WC.

**WC** Comprising of a low flush WC and wash hand basin, vinyl flooring and a window to the side.

**REAR GARDEN** Having a covered seating area adjacent to the house, garden tap and electrics, paved patio area with raised flower and shrub borders, step up to the formal lawn, two sheds and a summer house. Wood panel fencing secures the boundary.

**SUMMER HOUSE** 8' 9" x 10' 5" (2.68m x 3.2m) A great space to relax and enjoy the garden, having French doors to the garden, electric and USB sockets, Wi-fi, insulated roof and floor, lighting and laminate wood flooring.

**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



## Garden Room



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>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

**01664 566258**

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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.