



SANDY LANE, MELTON MOWBRAY

Asking Price Of £875,000

Six Bedrooms

Freehold



VICTORIAN HOUSE WITH NO CHAIN

DRIVEWAY AND GARAGE

SOUTH FACING GARDEN

WALKING DISTANCE OF TOWN

CHARACTER THROUGHOUT

SIX BEDROOMS

APPROX THIRD OF AN ACRE PLOT

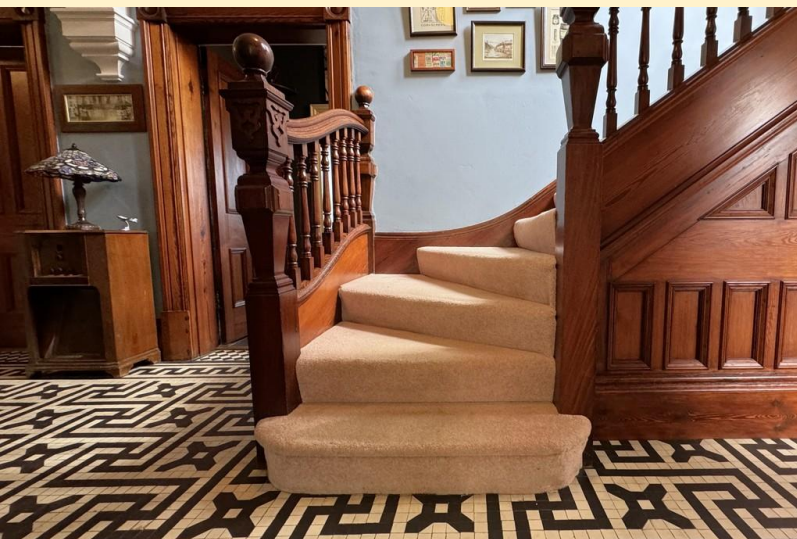
LOCAL SCHOOLS NEARBY

COUNCIL TAX BAND G

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Impressive bay-fronted Victorian detached home occupying a third of an acre plot to the south side of Melton Mowbray. Ideally placed for the train station, town centre and local schools. Good commuter links to Oakham, Stamford and Peterborough.

Built in 1901 and having accommodation over three floors, maintaining character and original features throughout comprises; entrance porch, entrance hall, drawing room, dining room, study/sitting room, utility room, breakfast kitchen, cloakroom and boot room to the ground floor. Four bedrooms, dressing room, four piece family bathroom and two ensembles to the first floor. Bedrooms five and six plus boarded attic space. The property also has a cellar, ample off road parking, double garage and a south facing garden.

PORCH Double doors into the storm porch having original tiled flooring and a solid wood panel original stained glass glazed door into the entrance hall.

ENTRANCE HALL Grand entrance hall with the original Victorian wood spindle staircase rising to the first floor, under stairs storage cupboard, radiator, geometric Victorian tiled flooring and doors off to;

DRAWING ROOM 18' 0" x 16' 4" (5.5m x 5.0m) A light and airy drawing room having a full height bay window to the front aspect, feature fireplace with a log burning stove on a tiled hearth, three radiators, wood flooring, ornate central rose and coving to the ceiling.

DINING ROOM 20' 11" x 15' 1" (6.4m x 4.6m) Having a full height walk-in box bay window to the front aspect, feature open fireplace, two radiators, carpet flooring, ornate central rose, coving and picture rails.

STUDY/SITTING ROOM 17' 8" x 10' 9" (5.4m x 3.3m) Having a full height walk-in box bay window overlooking the generous gardens, feature open fireplace, radiator, wooden flooring, coving and picture rails.

CLOAKROOM Comprising of a low flush WC and a wash hand basin.

INNER HALLWAY From the main entrance hall the inner hallway gives access to the utility room, cellar and breakfast kitchen, still retaining the servant/butler bells, radiator and tiled flooring.

KITCHEN/BREAKFAST ROOM 14' 9" x 14' 1" (4.5m x 4.3m dining) (3.4m x 3.1m kitchen) A very generous sized breakfast kitchen having three dual aspect windows allowing plenty of natural light to flood the room. The kitchen is fitted with a modern range of wall, base, and drawer units with work surfaces over, ceramic sink and drainer unit, integrated oven and electric hob with extractor hood over and space in the chimney breast for a Range cooker. External doors to the side and back, tiled flooring, walk-in door to the boot room and pantry. Door to the second staircase leading to the first floor inner landing.

BOOT ROOM Located off the kitchen leading to the walk in pantry.

CELLAR 15' 5" x 13' 5" (4.7m x 4.1m) Housing the new A rated central heating boiler.

UTILITY ROOM 9' 10" x 9' 10" (3m x 3m) Fitted with wall and base units with work surfaces over, Belfast sink, space and plumbing for a washing machine and tumble drier, two windows, radiator and tiled flooring.

FIRST FLOOR LANDING Taking the return staircase to the first floor landing having a large window allowing the natural light to flood through, radiator, carpet flooring, coving and wood doors off to;

PRINCIPLE BEDROOM 18' 0" x 14' 5" (5.5m x 4.4m) Having a full height bay window making a great space to sit and read, three radiators, picture rails, built-in wardrobes, carpet flooring and a door through to the ensuite.

ENSUITE Comprising of a double walk-in shower cubicle, close coupled WC, his and hers Victorian style wash table and a heated towel rail. Part tiled walls, tiled floor and inset LED lighting, underfloor heating, radiator.

BEDROOM TWO 20' 11" x 14' 9" (6.4m x 4.5m) Having a full height walk-in box bay window to the front aspect, decorative feature fireplace, two radiators, carpet flooring, coving and door to the ensuite.

ENSUITE Comprising of a corner shower cubicle, close coupled WC, wall mounted wash hand basin and a heated towel rail. Part tiled walls, tiled flooring and inset LED lighting.

BEDROOM THREE 14' 9" x 10' 9" (4.5m x 3.3m) Having a window looking over the gardens, radiator, built-in wardrobe and carpet flooring.

BATHROOM Comprising of a panel bath, close coupled WC, walk-in double shower cubicle, vanity unit wash hand basin and a heated towel rail. Two windows, two radiators, part tiled walls and tiled flooring.

INNER HALLWAY Having an archway to the landing with stairs rising to the second floor, radiator, fitted shelving and door to the dressing room.

DRESSING ROOM 14' 9" x 9' 6" (4.5m x 2.9m) Open-plan via an archway to bedroom four, having a window to the side aspect, built-in wardrobe's and carpet flooring.

BEDROOM FOUR 11' 1" x 10' 5" (3.4m x 3.2m) Stepping down from the dressing room into the fourth bedroom having two windows to the rear aspect, radiator and carpet flooring.

SECOND FLOOR LANDING Having a Velux window, radiator, carpet flooring, door to bedroom six and stairs up to bedroom five.

BEDROOM FIVE 13' 9" x 13' 1" (4.2m x 4m) Having two Velux windows, two radiators, fitted storage, access to a large boarded and lit loft area, wash hand basin, beamed ceiling and carpet flooring.

BEDROOM SIX 12' 9" x 8' 10" (3.9m x 2.7m) Having a Velux window, radiator and carpet flooring.

DRIVEWAY Block paved driveway to the rear of the property providing ample off road parking and giving access to the garages. Gated access to the side of the house with door to the kitchen and a further gate to the main gardens.

GARAGE 19' 8" x 18' 0" (6m x 5.5m) Double garage having up and over doors, window to the side and a personnel door to the rear.

GARDENS Single foot gate to the front of the house with gravelled area extending around the boundary of the house and alongside the formal lawn. A paved patio area adjacent to the breakfast kitchen making a great space for entertaining, outdoor WC and brick built storage shed. Mainly laid to lawn the main garden is south facing and is bordered with well established flowers, shrubs and trees making a nice private outdoor space to enjoy. The boundaries are secured with a mixture of brick walling and wood panel fencing.

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.

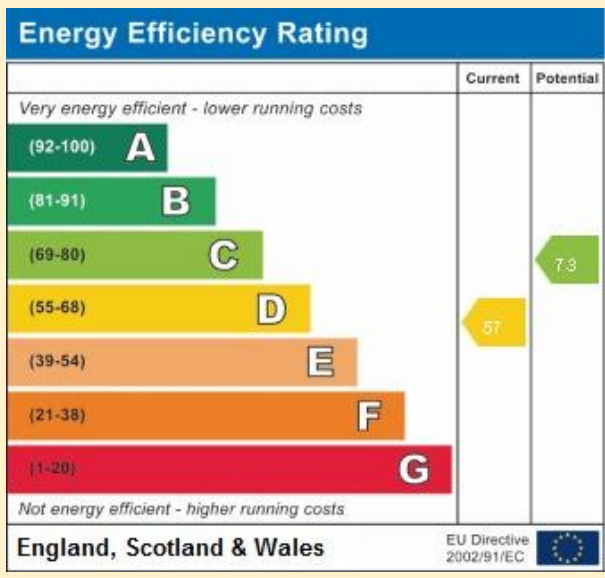








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Plan produced using PlanIt.



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THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

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