



## **DURHAM CLOSE, MELTON MOWBRAY**

**Asking Price Of £550,000**

**Five Bedrooms**

**Freehold**



**DETACHED HOUSE**

**GARAGE AND PARKING**

**LANDSCAPED REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

**THREE STOREYS**

**FIVE BEDROOMS**

**QUIET CUL-DE SAC**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND F**

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Five bedroom detached family home situated on a quiet private cul-de sac adjacent to a green space to the south side of Melton Mowbray. Within close proximity to local schools, amenities, train station and the town centre.

The accommodation on offer is set across three floors and comprises; entrance hall, lounge, dining kitchen, utility area, W.C and conservatory to the ground floor. Four bedrooms, ensuite and family bathroom to the first floor. Bedroom five with ensuite shower room to the second floor. Outside the property benefits from ample off road parking, garage and a landscaped rear garden.

**ENTRANCE HALL** Spacious entrance hall having stairs rising to the first floor landing, radiator, tiled floor with under floor heating, doors off to the garage, lounge and kitchen diner.

**LOUNGE** 11' 8" x 19' 2" (3.57m x 5.86m) Having a bay window to the front aspect, two radiators, feature open fireplace and carpet flooring.

**KITCHEN/DINER** 21' 5" x 12' 0" (6.54m x 3.67m) Fitted with a modern range of wall, base and drawer units with return work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, central breakfast island with an Electrolux five ring gas hob with extractor hood over, an eye level Bosch oven and plate warmer, an electrolux microwave oven, Bosch dishwasher and a Stoves fridge freezer. Window overlooking the garden, bi-fold doors to the conservatory, tiled flooring with under floor heating continuing through to the utility area.

**UTILITY ROOM** 6' 3" x 9' 0" (1.93m x 2.75m) Fitted with wall and base unit with work surface over, plumbing for a washing machine, wall mounted Baxi combination boiler (4 years old), extractor fan, window overlooking the rear garden, door to the W.C and an external door to the side.

**WC** Comprising of a low flush W.C, wall mounted wash hand basin, heated towel rail and tiled flooring.

**CONSERVATORY** 11' 7" x 13' 11" (3.54m x 4.26m) Having French doors to the rear patio making the most of the fantastic rear garden and patio area, fitted window blinds, radiator, TV aerial points, electrical sockets, tiled flooring with under floor heating.

**LANDING** Taking the return staircase from the entrance hall to the first floor landing having a built-in airing cupboard, loft access hatch and doors off to;

**BEDROOM ONE** 11' 8" x 13' 9" (3.58m x 4.2m) Having to the front aspect, radiator, TV aerial point, fitted wardrobes, carpet flooring and a door to the ensuite.

**ENSUITE** 5' 1" x 8' 9" (1.57m x 2.67m) Comprising of a shower cubicle with waterfall shower head, vanity unit wash hand basin, dose coupled W.C and a heated towel rail. Obscure glazed window, LED lighting, extractor fan and Quartz tiled flooring.

**BEDROOM TWO** 12' 6" x 9' 0" (3.82m x 2.75m) Having a window to the front aspect, radiator, TV aerial point and carpet flooring.

**BATHROOM** 9' 2" x 7' 4" (2.8m x 2.25m) Comprising of a panel bath, vanity unit wash hand basin, dose coupled W.C and a heated towel rail. Obscure glazed window, LED lights and tiled flooring.

**BEDROOM THREE** 8' 10" x 12' 3" (2.71m x 3.74m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

**BEDROOM FOUR** 10' 3" x 9' 8" (3.13m x 2.97m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

**LANDING** Spacious landing with a Velux window with fitted blind, ample room for a home office, electrical sockets, BT phone point, eaves storage and carpet flooring.

**BEDROOM FIVE** 14' 11" x 15' 1" (4.55m x 4.60m) Having two Velux windows with black out blinds and a further window to the side aspect, two radiators, built-in wardrobes, wood flooring and door to the ensuite.

**ENSUITE** 7' 11" x 7' 0" (2.42m x 2.15m) Comprising of a shower cubicle, pedestal wash hand basin, low flush W.C and a heated towel rail. Velux window, radiator, electric shaver point, extractor fan and wood flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking, courtesy porch light and a gate on each side to the rear garden.

**GARAGE** 7' 9" x 16' 3" (2.37m x 4.96m) Having an up and over manual door, hot and cold water tap, personnel door to the entrance hall, light and electric sockets.

**REAR GARDEN** West facing, private rear garden having an extensive Travertine tiled patio adjacent to the house, garden tap, formal lawn with well established shrubs and trees to the borders, a further gravelled seating area and a garden shed to the rear of the garden. Wood panel fencing secures the boundary.

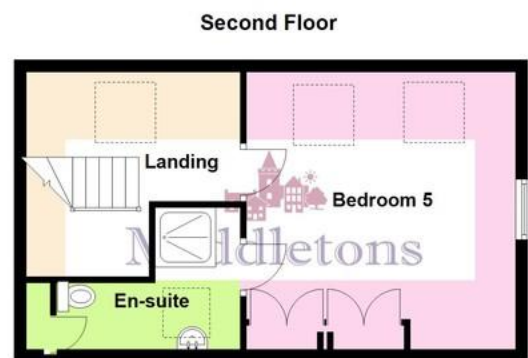
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**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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