



## BEACONSFIELD ROAD, MELTON MOWBRAY

Asking Price Of £300,000

Four Bedrooms

Freehold



**EXTENDED DETACHED HOUSE**

**CHAIN FREE**

**FOUR BEDROOMS**

**GOOD COMMUTER LINKS**

**OFF ROAD PARKING**

**FRONT AND REAR GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**WEST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Offered with no upward chain, extended four bedroom detached house having generous accommodation throughout, situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The accommodation on offer comprises; porch, entrance hall, cloakroom, lounge, second reception room, kitchen and dining area to the ground floor. Four good sized bedrooms with the main bedroom having a dressing area and ensuite shower room and a family bathroom to the first floor. Outside the property benefits from a corner plot with wrap around gardens and off road parking to the rear.

**PORCH** 5' 5" x 6' 3" (1.67m x 1.91m) Sliding patio doors into the large porch having a glass block window to the side, ample room for coat and shoe storage, glazed door into the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor, under stairs storage cupboard, radiator, laminate wood flooring and doors off to;

**CLOAKROOM** 5' 2" x 3' 7" (1.58m x 1.11m) Comprising of a low flush WC, vanity unit wash hand basin, radiator, vinyl flooring and two windows.

**LOUNGE** 22' 8" x 14' 4" (6.93m x 4.38m) Generous lounge having a window to the front aspect and patio doors to the rear garden, chimney breast with log burner, three radiators and carpet flooring. The Leather reclining sofa and chair are negotiable.

**PLAY ROOM/ OFFICE** 11' 8" x 14' 8" (3.57m x 4.49m) A versatile room which could be used as a playroom, study or a downstairs bedroom, having a window to the front aspect, radiator, inset LED lighting, laminate wood flooring and a part glazed door to the dining area.

**KITCHEN** 10' 9" x 8' 2" (3.29m x 2.5m) Fitted with a good range of wall, base and drawer units with wood work surfaces over, one and a half bowl composite sink and drainer unit, Cannon range cooker with a five ring gas hob and wok burner, extractor hood and integrated dishwasher. Bay window over looking the rear garden, inset LED lighting, space for a freestanding fridge freezer and tiled flooring continuing through to the dining room.

**DINING AREA** 12' 3" x 9' 4" (3.74m x 2.85m) Having french doors to the rear garden making a great space to entertain, wall and base units with space and plumbing for a washing machine and radiator.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having an airing cupboard and doors off to;

**BEDROOM ONE** 11' 6" x 11' 5" (3.52m x 3.48m) Having a bay window to the front aspect, radiator, inset LED lighting, carpet flooring and opening through to the dressing area.

**DRESSING AREA** 8' 0" x 4' 11" (2.46m reducing to 1.65m x 1.52m) Having ample room for drawers and a wardrobe with door through to the ensuite shower room.

**ENSUITE** 5' 10" x 8' 11" (1.79m x 2.74m) Comprising of a low flush WC, pedestal wash hand basin with mirror above, bathroom cabinet and a shower cubicle. Obscure glazed window, heated towel rail, inset LED lighting, extractor fan and tiled flooring.

**BEDROOM TWO** 12' 7" x 10' 11" (3.86m x 3.33m) Having a bay window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 8' 11" x 13' 1" (2.73m reducing to 1.81m x 3.99m reducing to 2.63m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 10" x 9' 1" (1.79m x 2.77m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, wall mounted wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan and vinyl flooring.

**BEDROOM FOUR** 9' 6" x 8' 9" (2.91m reducing to 1.94m x 2.69m) A good sized single bedroom having a window to the front aspect, radiator and carpet flooring.

**FRONT GARDEN** Having wooden fencing and gate to the front with a gravel bed to one side and a lawn area with mature shrubs and conifer trees to the boundary with a paved pathway to the front door.

**REAR GARDEN** Having a hard landscaped area adjacent to the house, formal lawn with mature trees and shrubs. Gated access to the off road parking, garden shed dwarf wall and wood panel fencing to the boundary.

**OFF ROAD PARKING** Accessed from Abingdon road at the rear of the back garden providing off road parking for two vehicles.

**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.



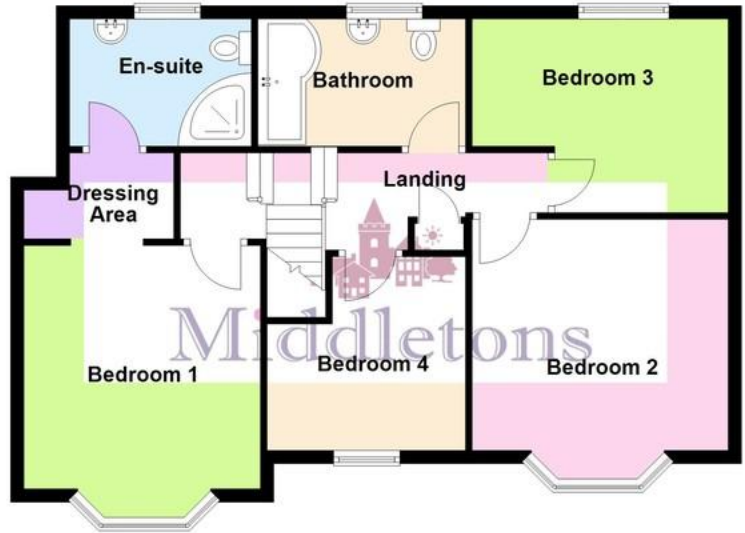




### Ground Floor



### 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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 &amp; Wales</b>	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.