



## HILARY CLOSE, MELTON MOWBRAY

Asking Price Of £415,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

OPEN-PLAN KITCHEN DINER

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

BACKS ONTO THE COUNTRY PARK

NORTH SIDE OF MELTON MOWBRAY

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Beautifully presented four bedroom detached house with country park views, located to the north side of Melton Mowbray in the highly desirable Thorpe Park estate. The location is perfect for commuting to Grantham, Leicester, Nottingham, and Newark.

The accommodation on offer comprises; entrance porch, entrance hall, cloakroom, lounge, kitchen diner and utility room to the ground floor. Four Bedrooms, ensuite shower room and a family shower room to the first floor. Outside the property benefits from a garage and driveway and a west facing garden backing on to the Melton Country Park.

**PORCH** Part glazed door into the porch with tiled flooring and a further part glazed door into the entrance hallway.

**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, tiled flooring and doors off to;

**LOUNGE** 10' 6" x 18' 9" (3.21m x 5.72m) Nicely proportioned room having a window to the front aspect, radiator, feature fireplace with 'real flame' gas coal effect fire, TV point, carpet flooring and glazed french doors to the kitchen diner.

**KITCHEN/DINER** 19' 6" x 12' 6" (5.95m x 3.83m) Recently remodeled and refitted to create an open-plan kitchen diner with french doors to the rear garden making an excellent space to entertain. The kitchen has been fitted with a contemporary range of wall, base and drawer units with Corian return work surfaces over with under mount sink and mixer tap. Integrated appliances to include; Neff fridge freezer, Bosch dish washer, Neff hide and slide oven and induction hob with extractor hood over. Window overlooking the rear garden, radiator, USB sockets, LED lighting and tiled flooring. Door to the utility and cloakroom.

**UTILITY ROOM** 5' 1" x 6' 11" (1.57m x 2.12m) Having base units with Corian return work surface, space and plumbing for a washing machine and space for an under counter fridge. Door to the cloakroom, radiator, tiled flooring and an external door to the garden.

**CLOAKROOM** 5' 1" x 5' 10" (1.57m x 1.80m) Comprising of a low flush WC, wash hand basin with tiled splash back, radiator, extractor fan and tiled flooring.

**LANDING** Taking the stairs to the first floor galleried landing having a window to the side aspect, carpet flooring, radiator and doors off to;

**BEDROOM ONE** 11' 3" x 14' 7" (3.44m x 4.46m) Generous double bedroom having a window to the front aspect, radiator, fitted wardrobes, TV point, USB sockets, carpet flooring and door to the ensuite.

**ENSUITE** 5' 5" x 8' 2" (1.66m x 2.5m) Comprising of a walk-in shower with fixed waterfall shower head and shower hose, heated towel rail, low flush WC, wall

mounted vanity unit and wash and basin. Obscure glazed window, electric shaver point, extractor fan, LED lighting, tiled walls, and flooring.

**BEDROOM TWO** 9' 6" x 11' 6" (2.92m x 3.53m) Having a window to the front aspect, radiator, fitted wardrobes and laminate wood flooring.

**BEDROOM THREE** 8' 3" x 10' 9" (2.54m x 3.3m) Having a window to the rear with views over the country park, radiator, fitted wardrobe and carpet flooring.

**BEDROOM FOUR** 6' 6" x 7' 3" (2.0m x 2.23m) Having a window to the rear with views over the country park, radiator, fitted wardrobe and laminate wood flooring.

**SHOWER ROOM** 6' 10" x 6' 5" (2.10m x 1.97m) Comprising of a walk-in shower with fixed waterfall shower head and shower hose, heated towel rail, low flush WC, vanity unit and wash and basin. Obscure glazed window, electric shaver point, extractor fan, LED lighting, tiled walls, and flooring.

**FRONT ASPECT** The property features a spacious block-paved driveway offering plentiful off-road parking, complete with a gate leading to the rear garden. Additionally, there is room for a caravan on the side of the house.

**GARAGE** 17' 6" x 8' 2" (5.35m x 2.5m) Having an up and over manual door, wall mounted central heating boiler, power and lighting connected.

**REAR GARDEN** Private garden backing onto the Melton Country park, having a paved patio area adjacent to the house with courtesy lighting and garden tap, formal lawn bordered with sleepers and gravel beds, wood panel fencing to the boundary.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		