



## SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £799,950

Six Bedrooms

Freehold



**GEORGIAN VILLA**

**RENTAL INCOME POTENTIAL**

**OFF ROAD PARKING**

**LOW MAINTENANCE GARDEN**

**SELF CONTAINED ANNEX + APARTMENT**

**HOT TUB / BAR AREA**

**ENSUITE SHOWER ROOMS**

**TOWN CENTRE LOCATION**

**COUNCIL TAX BAND F**

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An exciting opportunity to purchase this 1890's Georgian villa which offers the opportunity for multi-generational living. Having the main three bedroom house, a self contained annex to the rear and a self contained two bedroom apartment to the second floor. Ideally situated a stones throw away from the historic market town centre of Melton Mowbray.

The main house accommodation comprises of entrance hallway, lounge, office, dining room, kitchen, utility room, hot tub/bar room and a rear lobby leading to a store room and work shop to the ground floor. Three double bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, side access to the top floor self contained apartment and annex and a low maintenance rear garden.

**ENTRANCE HALL** Part glazed door opening into the entrance hall having stairs rising to the first floor, storage cupboard, tiled flooring and doors off to;

**LOUNGE** 18' 5" x 13' 10" (5.62m x 4.24m) Having a bay window to the front aspect and a further window to the side, radiator, feature fireplace inset with a log burner and carpet flooring.

**OFFICE** 11' 8" x 10' 8" (3.58m x 3.27m) Having a window to the side aspect, radiator, feature open fireplace with beam mantle and Karndean flooring.

**DINING ROOM** 14' 9" x 17' 1" (4.5m x 5.22m) Having a walk-in bay window to the front aspect, radiator, original cast iron fireplace with decorative tiling, Karndean flooring continuing through to the breakfast kitchen.

**KITCHEN/BREAKFAST ROOM** 12' 9" x 16' 1" (3.89m x 4.92m) Fitted with a bespoke range of base units with solid wood surfaces over, central breakfast bar with power sockets, ceramic sink with kettle tap, dishwasher, New World cooker with induction hob with extractor hood over. Freestanding pine storage units, walk-in pantry with door to the cellar stairs, LED colour lighting, window and door to the rear lobby.

**REAR LOBBY** Giving access to the utility room and workshop and store with a window and external door to the rear garden.

**UTILITY ROOM** 16' 6" x 9' 7" (5.05m max x 2.94m max) Fitted with wall and base units with work surfaces over, stainless steel sink and drainer unit, space for both a washing machine and tumble dryer. Window to the rear aspect, door to the WC and access to the hot tub / bar area.

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

**HOT TUB/ BAR AREA** 20' 6" x 8' 3" (6.26m x 2.54m) Having bi-fold doors to the covered patio area making a great space to enjoy all year round. Housing a hot tub and mini bar with ample room for seating.

**STORE/WORKSHOP** Currently used as a workshop it was formerly a bathroom and retains the plumbing should anyone wish to convert the workshop and store into a one bedroom apartment. Two windows to the rear aspect and an external door to the side of the property leading to the side gated access.

**LANDING** Having a window to the rear aspect, locking door to the staircase which leads to the second floor apartment, window to the front aspect, radiator, carpet flooring and wood doors off to;

**BEDROOM ONE** 13' 10" x 19' 0" (4.24m x 5.81m) Having a bay window to the front aspect, two radiators, fitted double wardrobes, Karndean flooring and door to the ensuite.

**ENSUITE** 3' 11" x 7' 7" (1.2m x 2.32m) Comprising of a low flush WC, vanity unit wash hand basin, heated towel and shower cubicle.

**BATHROOM** 11' 8" x 10' 8" (3.56m x 3.26m) Comprising of a shower cubicle, freestanding roll top bath tub with central tap and shower attachment, vanity unit wash hand basin, low flush WC and a radiator towel rail. Obscure glazed window, Karndean flooring and wood panelling to the walls.

**BEDROOM TWO** 14' 7" x 17' 2" (4.46m x 5.25m) Having a walk-in box window to the front aspect, two radiators and Karndean flooring.

**BEDROOM THREE** 13' 1" x 15' 11" (4.0m x 4.87m) Having a window to the rear aspect, two radiators and exposed floorboards.

**SELF CONTAINED APARTMENT**

**DINING ROOM** 16' 11" x 6' 11" (5.16m x 2.12m) Exiting the staircase into the dining area which is open plan to the kitchen, having a window to the rear aspect, radiator, carpet flooring and wood doors of to;

**KITCHEN** 4' 11" x 12' 6" (1.52m x 3.82m) Fitted with a modern range of wall, base and drawer units with work surfaces over, ceramic sink with mixer tap, electric oven and hob, space for an under counter fridge. Velux window, Karndean flooring and hatch to the loft space.

**LOUNGE** 15' 10" x 12' 11" (4.84m x 3.96m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM ONE** 15' 11" x 11' 9" (4.86m x 3.60m) Having a window to the front aspect, radiator, fitted double wardrobes, carpet flooring and door to the ensuite.

**ENSUITE** 4' 3" x 7' 5" (1.3m x 2.28m) Comprising of a low flush WC, vanity unit wash hand basin, heated towel and shower cubicle.

**BATHROOM** 11' 10" x 10' 9" (3.62 maxm x 3.3m) Comprising of a shower cubicle, freestanding roll top bath tub with central tap and shower attachment, vanity unit wash hand basin, low flush WC and a radiator towel rail. Obscure glazed window, Karndean flooring and wood panelling to the walls.

**BEDROOM TWO** 14' 0" x 14' 10" (4.28m x 4.54m) Having a dormer window to the front aspect, radiator and carpet flooring.

#### **GROUND FLOOR ANNEX**

**LOUNGE** 10' 7" x 16' 1" (3.23m x 4.92m) French doors into the lounge having a window to the rear aspect, radiator, carpet flooring and door through to the kitchen diner.

**KITCHEN/DINER** 16' 0" x 15' 1" (4.89m x 4.62m) Fitted with a modern range of wall, base and drawer units with Corian work surfaces over, under-mount one and a half bowl sink and drainer with mixer tap, Beko electric oven and Whirlpool hob with extractor hood over. Utility cupboard with space for both a tumble dryer and washing machine. Window overlooking the garden, external door to the rear and Karndean flooring.

**BATHROOM** 7' 8" x 9' 10" (2.34m x 3.02m) Comprising of a shower cubicle, wood panel bath, pedestal wash hand basin and a close coupled WC. Obscure glazed window, radiator, tiled splash areas and Karndean flooring.

**BEDROOM** 10' 5" x 11' 1" (3.18m x 3.4m) Having a window to the side aspect, radiator, carpet flooring, walk-in wardrobe with radiator and window.

**FRONT ASPECT** Block paved driveway providing ample off road parking, Side gate giving access to the apartment external door and access to the rear of the annex.

**REAR GARDEN** Having a block paved patio area adjacent to the house with a wooden Pergola providing protection from the elements, ornamental stone beds, artificial lawns with a central block paved path leading to a chicken coop. Raised decked seating area adjacent to the annexes with a gate to the side giving access to the rear path leading out to the front driveway.

**SOLAR PANELS** The solar panels on this property are owned. Please ask for further details.

**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.







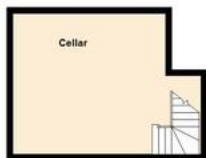




Ground Floor



Basement



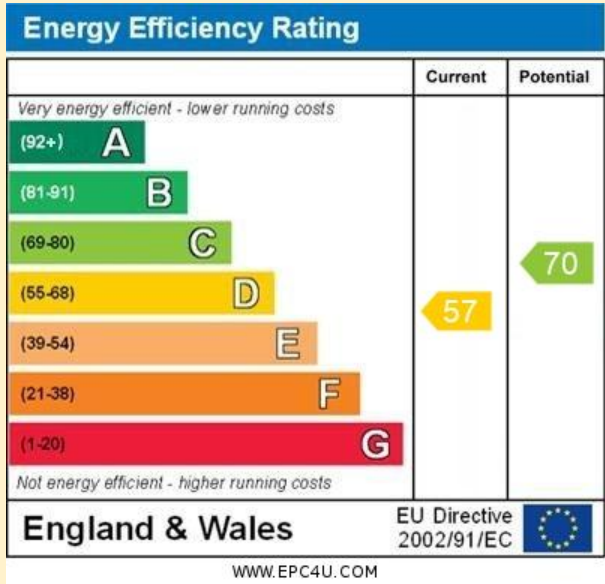
First Floor



Apartment



This floorplan has been produced by Middletons as a guide only. For further information call 01664 562298  
Plan produced using PlanIt



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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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