



## GRANTWOOD ROAD, MELTON MOWBRAY

Asking Price Of £475,000

Four Bedrooms

Freehold



**EXTENDED DETACHED HOUSE**

**DOWNSTAIRS CLOAKROOM**

**LARGE GARDEN**

**CLOSE THE COUNTRY PARK**

**DRIVEWAY/TANDEM GARAGE**

**DRESSING ROOM AND ENSUITE**

**CONSERVATORY**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**





Look at this fantastic family home, extended four bedroom detached house occupying a generous plot to the north side of Melton Mowbray within close proximity to the Melton Country park and local amenities. Good commuter links to Grantham and the A1.

The accommodation on offer comprises; porch, entrance hall, cloakroom, lounge, family room, breakfast kitchen, utility room and conservatory to the ground floor. Four bedrooms with a dressing room and ensuite shower room to the main bedroom and a four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, a garage and a good sized wrap around garden.

**PORCH** Glazed sliding door into the porch having space for outer wear, further door through to the entrance hallway.

**ENTRANCE HALL** Having stairs rising to the first floor, engineered oak flooring and doors off to;

**CLOAKROOM** Comprising of a low flush WC and a vanity unit wash hand basin with tiled splash backs, tiled floor, heated towel rail and LED lighting.

**LOUNGE** 16' 8" x 14' 10" (5.1m x 4.53m) Having a walk-in bay window to the front aspect, radiator, TV point, chimney breast inset with a log burner with a wooden beam mantle and engineered wood flooring.

**FAMILY ROOM** 8' 9" x 16' 7" (2.69m x 5.06m) A versatile space which could serve as a fifth bedroom or home office, having a window to the front aspect, radiator and engineered oak wood flooring.

**KITCHEN/BREAKFAST ROOM** 20' 7" x 8' 11" (6.28m x 2.73m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer unit and tiled splash backs. Integrated appliances to include a dishwasher and fridge, space for a range style cooker with an extractor hood over. Window over looking the rear garden, patio doors to the conservatory, LED lighting, under stairs pantry cupboard and tiled flooring. Door through to the utility room.

**UTILITY ROOM** 15' 7" x 9' 0" (4.75m x 2.75m) Comprising of a range of wall, and base units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer, space for further white goods. Window and external door to the garden and a further door through to the garage.

**CONSERVATORY** 19' 1" x 19' 6" (5.82m x 5.95m) A spacious conservatory having French doors to the rear garden making a great space to enjoy the garden all year round. TV point, tiled flooring, power and lights connected.

**LANDING** Taking the stairs from the entrance hall to the first floor split level landing which has a loft hatch with a pull down ladder providing access to a fully boarded loft, LED lighting and doors off to;

**BEDROOM ONE** 16' 4" x 11' 7" (4.98m x 3.54m) Having a window to the front aspect, radiator, carpet flooring and door to the dressing room.

**DRESSING ROOM** 11' 9" x 9' 3" (3.6m x 2.83m) Fitted with a good range of wardrobes and a door to the ensuite.

**ENSUITE** 7' 10" x 8' 6" (2.39m x 2.6m) Having his and hers pedestal wash hand basins, low flush WC and a double shower cubicle with tiled splash backs, tiled floor, heated towel rail and ceiling down lights and an obscure glazed window..

**BEDROOM TWO** 11' 2" x 17' 1" (3.4m x 5.21m) Another generous double room having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** Comprising of a panel bath, pedestal wash hand basin, low flush WC, corner shower cubicle and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

**BEDROOM THREE** 9' 6" x 9' 6" (2.9m x 2.9m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 8' 11" x 7' 11" (2.72m x 2.41m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT GARDEN** Having a Tarmac drive providing ample off road parking, formal lawn to the side with a picket fence to the border.

**GARAGE** 33' 1" x 11' 8" (10.10m x 3.56m max) Double length garage with a roll-up door to the front and an up and over door to the rear, there is power and light connected, a wall mounted central heating boiler, water tap, window to the side and personnel door through to the utility room.

**REAR GRDEN** This very generous garden has paving adjacent to the rear of the property and continuing to the side, formal lawn with a variety of well stocked flower and shrub borders. There is an extensive patio area benefiting from courtesy lighting to the rear of the garden with further patio areas of which there is a greenhouse and shed. The boundary is secured by wood panel fencing, hedgerow and a variety of trees.

**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.



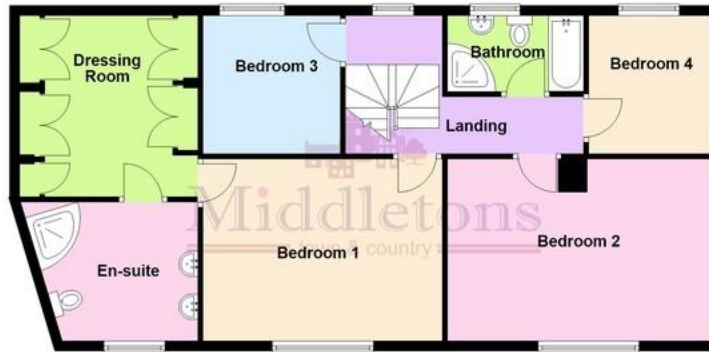




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

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01664 566258

www.middletons.uk.com  
info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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