



BURTON ROAD, MELTON MOWBRAY

Asking Price Of £345,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS CLOAKROOM

WEST FACING REAR GARDEN

CLOSE TO THE TOWN CENTRE

DRIVEWAY AND GARAGE

UTILITY ROOM

EAST FACING FRONT GARDEN

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

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Beautifully presented three bedroom detached house situated to the south side of Melton Mowbray within walking distance of the town centre and train station having good commuter links to Leicester, Peterborough, Nottingham and Grantham.

The accommodation on offer comprises of; entrance hall, lounge, open-plan kitchen diner, utility room and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from both front and rear gardens with access to the rear via ankle hill providing off road parking for multiple cars and a single garage.



ENTRANCE HALL Storm porch to the front door opening into the entrance hall having stairs rising to the first floor landing, under stairs storage cupboard with a window, radiator with decorative cover, LVT flooring and doors off to;

LOUNGE 12' 11" x 13' 0" (3.96m x 3.98m) Having a walk-in bow window to the front aspect, radiator, a feature of the room is the reclaimed cast iron fire surround with inset multi-fuel burning stove on a lime stone hearth, bespoke fitted cupboards to each alcove, picture rails and carpet flooring.

DINING AREA 12' 6" x 11' 10" (3.82m x 3.61m) Having a glazed door and side windows to the rear garden allowing plenty of natural light to fill the room, chimney breast with bespoke fitted cupboards to the alcoves, radiator, porcelain tiled flooring continuing through to the kitchen.

KITCHEN 8' 0" x 11' 9" (2.46m x 3.60m Max) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a dish washer. Integrated to comprise of; Neff electric oven and gas hob with extractor hood over. Window to the side aspect, room for a free standing fridge freezer and door through to the utility room and WC.

UTILITY ROOM 6' 6" x 6' 1" (2.0m x 1.86m) Fitted with a wall and base unit topped with a work surface with inset sink and drainer, space and plumbing for a washing machine and space for a tumble dryer. Window and external door to the side aspect, door to the WC, radiator and laminate wood flooring.

CLOAKROOM Comprising of a low flush WC. Obscure glazed window and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, large hatch with pull down ladder to the boarded loft space with lighting.

BEDROOM ONE 12' 2" x 13' 4" (3.73m x 4.07m) Having a walk-in bow window to the front aspect, radiator, picture rails and carpet flooring.

BEDROOM TWO 12' 0" x 11' 3" (3.66m x 3.44m) Another good sized double room having a window to the rear aspect, radiator, bespoke built-in double wardrobes, picture rails and carpet flooring.

BEDROOM THREE 6' 11" x 8' 2" (2.13m x 2.49m) Having a window to the front aspect, radiator, picture rails and carpet flooring.

BATHROOM 8' 2" x 8' 3" (2.5m x 2.52m) Comprising of a 'P' shaped bath with shower and folding shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls, airing cupboard and porcelain tiled flooring.

FRONT GARDEN Taking the steps up to the front garden having a formal lawn with mature shrubs, paved pathway to the storm porch and side gate to the rear garden.

REAR GARDEN West facing garden having a patio laid with Raj blend Indian Sandstone adjacent to the house with a wooden pergola, garden tap and log store. The patio extends down the side of the formal lawn with mature shrub and tree bed, creating a pathway to the rear gated access to the garage and parking.

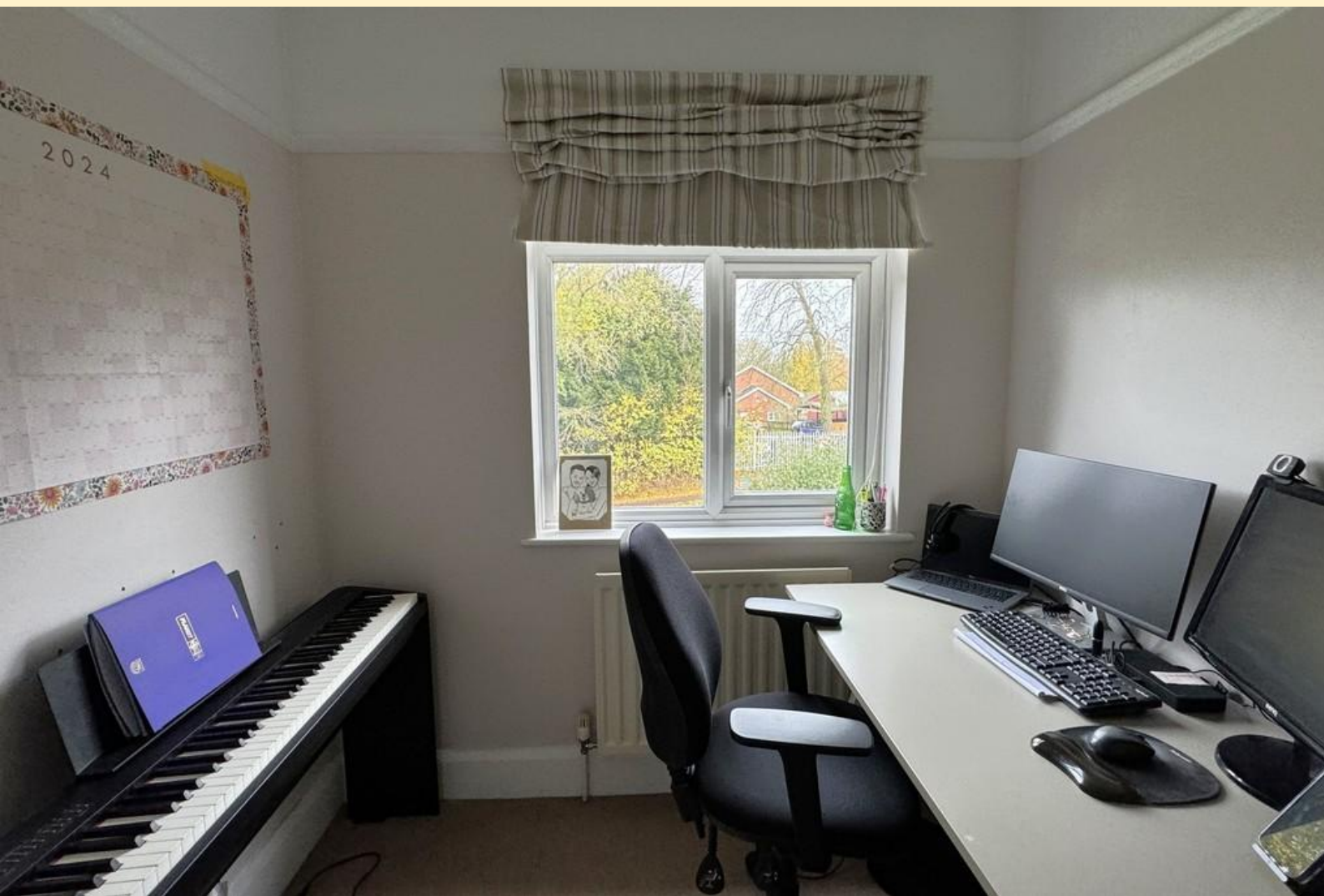
OFF ROAD PARKING Accessed from Ankle hill there is gravelled off road parking for multiple cars to the rear and side of the garage with further hard standing to the front.

GARAGE Detached sectional garage with double doors.

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.

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.







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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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