



CAVALRY CLOSE, MELTON MOWBRAY

Asking Price Of £350,000

Four Bedrooms

Freehold



DETACHED HOUSE

EV CHARGER

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Beautifully presented four bedroom detached house situated to the north of Melton Mowbray on a much sought after residential area. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen and utility room to the ground floor. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a generous private rear garden.

ENTRANCE HALL Having stairs rising to the first floor, under stair storage cupboard, radiator, carpet flooring and doors off to;

WC 2' 9" x 5' 10" (0.84m x 1.8m) Comprising of a low flush WC and wash hand basin. Obscure glazed window, radiator and carpet flooring.

LOUNGE 12' 10" x 15' 10" (3.93m x 4.85m) Nicely proportioned reception room having patio doors to the conservatory and window over looking the rear garden, radiator, feature fireplace with gas fire and carpet flooring.

DINING ROOM 9' 6" x 10' 9" (2.91m x 3.29m) Having a window to the front aspect, radiator and carpet flooring.

CONSERVATORY 10' 9" x 9' 10" (3.3m x 3.02m) Having french doors to the rear garden and carpet flooring.

KITCHEN 9' 4" x 10' 8" (2.87m x 3.27m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a dishwasher. Integrated double oven and grill and gas hob with extractor hood over. Window over looking the rear garden, LED lighting, tiled flooring and door to the utility room.

UTILITY ROOM 5' 5" x 6' 5" (1.66m x 1.98m) Having a base unit with work surface and stainless steel sink and drainer unit and space and plumbing for both a washing machine and tumble dryer. Wall mounted central heating boiler, tiled flooring and an external door to the side aspect.

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

BEDROOM ONE 13' 5" x 12' 1" (4.1m x 3.7m) Generous principle bedroom having a window to the front aspect, radiator, built-in double and single wardrobes, carpet flooring and door to the ensuite.

ENSUITE 7' 0" x 6' 3" (2.15m x 1.93m) Comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator and vinyl flooring.

BEDROOM TWO 11' 5" x 12' 2" (3.5m x 3.72m) Another good sized double bedroom having a window to the rear with views of the playing field, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 11' 3" x 8' 0" (3.44m x 2.46m) Another double bedroom having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 8' 0" x 10' 10" (2.44m x 3.32m) Smallest of the double bedrooms having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 10" x 7' 0" (1.78m x 2.14m) Comprising of a panel bath, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls, electric shaver point and vinyl flooring.

FRONT ASPECT Having a tarmac drive providing off road parking, EV charging point and a formal lawn to the side.

GARAGE Having an up and over door, power and lighting connected.

REAR GARDEN Private rear garden backing onto the school field, having a paved patio adjacent to the house and continuing to the side where there is gated access to the front. Outdoor tap, formal lawn with a gravel seating area to the top which makes the best of the days sun, space for a shed and 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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

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.