



**BELVOIR AVENUE, AB KETTLEBY**

**Asking Price Of £385,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**MULTI-FUEL BURNING STOVE**

**ENSUITE SHOWER ROOM**

**GOOD COMMUTER LINKS**

**OFF ROAD PARKING**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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An immaculately presented detached family home situated in the desirable village of Ab Kettleby approximately three miles north of the market town of Melton Mowbray. The village has a primary school and the Sugar Loaf public house and is ideally situated for commuting to Leicester, Nottingham and Loughborough.

Offering spacious accommodation comprising of an entrance hall, cloakroom, large lounge, conservatory, open-plan kitchen diner and a utility room to the ground floor. Four bedrooms, family bathroom with the main bedroom having a dressing area and ensuite shower room to the first floor. Outside the property benefits from ample off road parking and a good sized garden to the rear.



**ENTRANCE HALL** Part glazed door and obscure window, stairs rising to the first floor, radiator, tiled flooring, door to the cloakroom and kitchen diner.

**CLOAKROOM** 4' 2" x 4' 11" (1.29m x 1.5m) Comprising of a low flush WC and wash hand basin.

**LOUNGE** 10' 9" x 24' 8" (3.28m x 7.52m) Spacious lounge having a bay window to the front aspect, patio doors to the conservatory, two radiators, laminate wood flooring, chimney breast with wooden beam mantle inset with a multi-fuel burning stove.

**CONSERVATORY** 9' 6" x 11' 1" (2.92m x 3.39m) Dwarf wall base, french doors to the rear garden, electrical sockets and laminate wood flooring.

**KITCHEN** 8' 3" x 16' 4" (2.54m x 4.98m) The kitchen is fitted with a good range of wall, base and drawer units topped with work surfaces, Belfast sink, American style fridge freezer, plumbing for a dishwasher, range style cooker with extractor hood over.

**DINING AREA** 11' 1" x 18' 1" (3.39m max x 5.53m) Having a window and bi-fold doors opening the space up to the garden making a great space to entertain, ample room for a dining table, under stairs storage cupboard and tiled flooring.

**UTILITY ROOM** 7' 4" x 11' 9" (2.26m x 3.59m) Generous utility room having base units topped with work surface, stainless steel sink and drainer, tiled splash backs, space and plumbing for a washing machine and tumble dryer. Window to the front aspect, radiator, wall mounted central heating boiler and tiled flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a built-in airing cupboard and doors off to;

**BEDROOM ONE** 12' 2" x 16' 2" (3.73m x 4.93m) Generous double room having two windows to the front aspect, two radiators, carpet flooring and opening through to the dressing room.

**DRESSING AREA** 7' 4" x 6' 2" (2.26m x 1.88m) Having ample room for wardrobes and drawers with a door through to the ensuite.

**ENSUITE** 9' 3" x 5' 6" (2.82m x 1.69m) Comprising of a shower cubicle, heated towel rail, low flush WC and a vanity unit wash hand basin. Obscure glazed window, tiled walls and flooring.

**BEDROOM TWO** 13' 0" x 10' 10" (3.97m x 3.31m) Having a window to the front aspect, radiator, fitted wardrobe and carpet flooring.

**BEDROOM THREE** 7' 10" x 10' 1" (2.39m x 3.08m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 7' 0" x 7' 8" (2.14m x 2.35m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 6' 10" x 5' 10" (2.10m x 1.78m) Comprising of a panel bath with shower over and glazed shower screen, heated towel rail, low flush WC and a vanity unit wash hand basin. Obscure glazed window, tiled walls and flooring.

**FRONT ASPECT** Having a tarmac driveway providing ample off road parking, formal lawn planted with a mature tree and shrubs, side access to the rear garden.

**REAR GARDEN** Private rear garden having a paved patio area adjacent to the house and continuing around to a further patio area making the most of the days sun. Central lawn with very well established shrub and flower borders. Garden shed and tap.

**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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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**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 are 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.