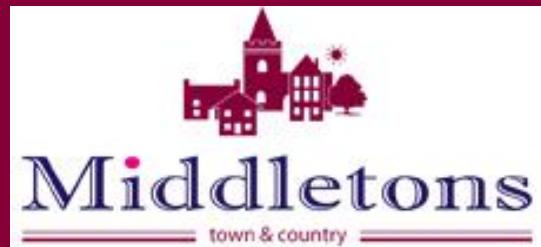




## EDENDALE ROAD, MELTON MOWBRAY



**Asking Price Of £270,000**

**Four Bedrooms**

**Freehold**

**DETACHED HOUSE**

**DRIVEWAY/CARPORT/GARAGE**

**DOWNSTAIRS WC**

**GOOD SIZED REAR GARDEN**

**FOUR BEDROOMS**

**CLOSE TO LOCAL SCHOOLS**

**LOCAL AMENITIES NEARBY**

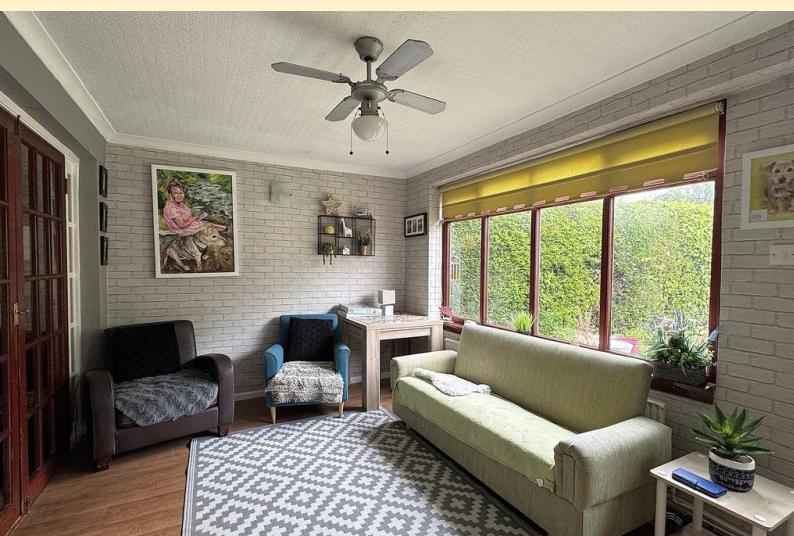
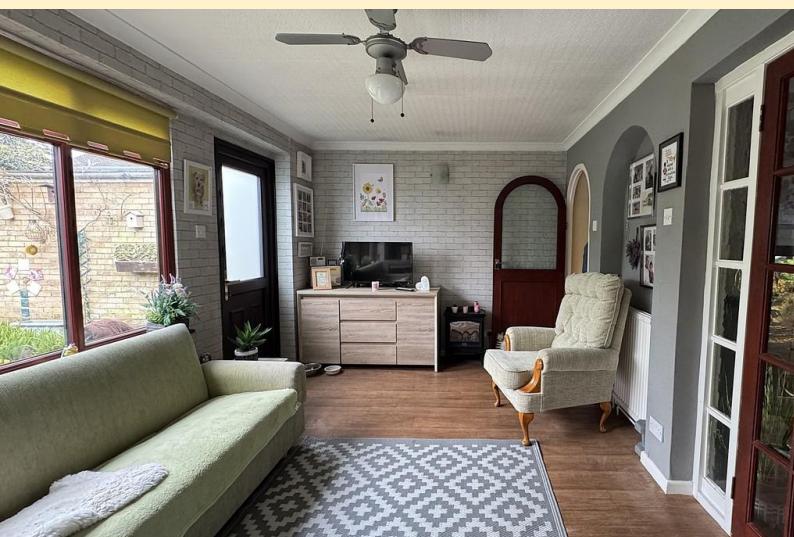
**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





Spacious four bedroom detached house situated to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, sitting/dining room and kitchen to the first floor. Four good sized bedrooms, family bathroom and a separate shower room to the first floor. Outside the property benefits from ample off road parking, car/caravan port and garage with a landscaped garden to the rear.

**ENTRANCE HALL** Part glazed door into the entrance hall having a return staircase to the first floor landing with under stairs storage, radiator, carpet flooring and doors off to;

**CLOAKROOM** Comprising of a low flush WC and wash hand basin. Obscure glazed window, radiator and laminate wood flooring.

**LOUNGE** 19' 11" x 10' 9" (6.08m x 3.28m) Generous reception room having a window to the front aspect, two radiators, feature stone fireplace with a real flame gas fire, dado rail, carpet flooring and glazed french doors to the sitting/dining room.

**SITTING/DINING ROOM** 15' 7" x 9' 0" (4.75m x 2.75m) Having a large window and external door to the garden allowing plenty of natural light to flood the room. Radiator, laminate wood flooring and a door through to the kitchen.

**KITCHEN** 16' 0" x 8' 8" (4.88m x 2.65m) Spacious kitchen fitted with a generous range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine. Integrated double oven and grill, gas hob with extractor hood over. Space for a fridge freezer, floor mounted boiler, tiled floor and two built-in storage cupboards. Three windows and an external door to the side aspect, tiled splash back's and flooring.

**LANDING** Taking the stairs to the first floor having a window to the front aspect, two radiators, fitted cupboards, loft hatch providing access to an insulated loft area and carpet flooring.

**BEDROOM ONE** 11' 10" x 10' 0" (3.62m x 3.05m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 15' 7" x 6' 8" (4.75m x 2.04m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 10' 0" x 7' 9" (3.05m x 2.38m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM FOUR** 9' 0" x 8' 8" (2.75m x 2.65m) Having a window to the rear aspect, radiator, built-in cupboard and carpet flooring.

**BATHROOM** 5' 9" x 5' 10" (1.76m x 1.78m) Comprising of a pedestal wash hand basin and a corner bath, fully tiled walls and flooring, heated towel rail and an extractor fan.

**SHOWER ROOM** 6' 8" x 5' 8" (2.05m x 1.74m Max) Comprising of a shower cubicle, wash hand basin and a low flush WC. Obscure glazed window, heated towel rail and laminate wood flooring.

**FRONT ASPECT** Block paved drive providing ample off road parking, courtesy lighting, established hedging, shrubs and flowers to the boundary, access to the gated carport/caravan storage with garden tap, which in turn leads to the garage.

**GARAGE** 24' 7" x 8' 5" (7.5m x 2.59m) Having an up and over door, power and lighting with a personnel door to the rear garden.

**REAR GARDEN** Having paving adjacent to the house and along the garage leading to a raised decked seating area with power and lighting, a further covered seating area to the rear of the garage, formal lawn bordered with a range of well established shrub and flower borders, gated access to the car port and wood panel fencing secures 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.

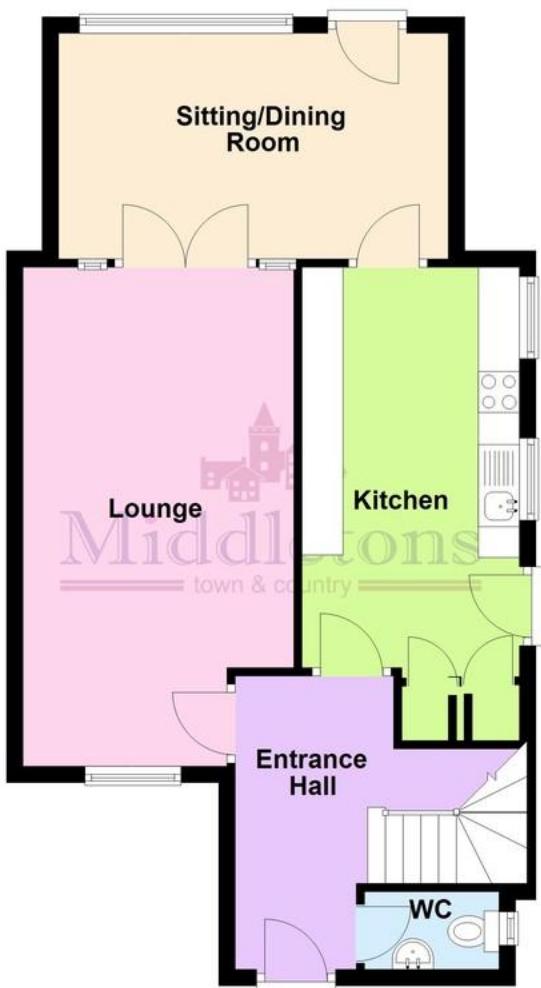
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**01664 566258**

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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 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.