



## **ST. LEONARDS CLOSE, MELTON MOWBRAY**

**Asking Price Of £799,000**

**Four Bedrooms**

**Freehold**



**CHARACTER COTTAGE**

**SPACIOUS ACCOMMODATION**

**LARGE SOUTH FACING GARDEN**

**GOOD COMMUTER LINKS**

**DOUBLE GARAGE WITH STORE ROOM**

**ORANGERY**

**LOCAL SCHOOLS NEARBY**

**WEST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND G**

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A perfect blend of period elegance and contemporary comfort, this Grade II listed, four double bedroom home is nestled in a semi-rural setting on the edge of Melton Mowbray. Enjoying picturesque views over open countryside and river, the property offers a peaceful retreat a short distance from local schools, everyday amenities, and the historic market town centre.

The accommodation on offer comprises, entrance porch, hallway, cloakroom, lounge, dining room, home office, orangery, breakfast kitchen and utility room to the ground floor. To the first floor there are four double bedrooms, one with doset with hand basin and low-level flush toilet, one with ensuite, and a four-piece family bathroom. Outside the property benefits from ample off-road parking, double garage with storeroom, wooden greenhouse, summer house, shed, and extensive, landscaped garden.



**ENTRANCE HALL** Entering into the impressive hallway with original Victorian geometric floor tiles, stairs rising to the first floor, window to the rear aspect allowing plenty of natural light, radiator, storage cupboard and part glazed oak doors off to;

**LOUNGE** 16' 0" x 18' 2" (4.9m x 5.55m) Nicely proportioned room having a walk-in box bay window with views of the garden, radiator, feature stone fireplace with a gas fire, arched alcoves, beamed ceiling and wood flooring.

**DINING ROOM** 13' 8" x 18' 6" (4.18m x 5.64m) A lovely space for entertaining having a walk-in box bay window overlooking the garden, radiator, arched alcoves, beamed ceiling and wood flooring and serving hatch through to kitchen.

**CLOAKROOM** Comprising of a low flush WC and wash hand basin, heated towel rail and wall cabinet. Part tiled walls, extractor fan and tiled flooring.

**UTILITY ROOM** 5' 10" x 6' 0" (1.8m x 1.85m) Having wall and base units topped with work surfaces, circular stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, wall mounted Glow worm central heating boiler, extractor fan, window to the rear aspect and tiled flooring.

**KITCHEN/BREAKFAST ROOM** 19' 3" x 16' 11" (5.88m x 5.18m) This generous kitchen is fitted with a stylish range of wall, base and drawer units and central island topped with beautiful marble work surfaces, undermount sink with food waste disposal, mixer tap and an Insinkerator steaming hot water tap. Integrated Neff appliances include a dishwasher, full height fridge and freezer, combination microwave oven, eye level oven, warming drawer and a large induction hob with extractor over. Dual aspect windows allowing plenty of natural light, external door to the side porch, built-in storage cupboard, radiator, inset spot lights, beamed ceiling, pop up socket to the island and a tiled floor.

**OFFICE** 8' 9" x 12' 0" (2.68m x 3.68m) Having a window looking into the orangery, radiator and wood flooring.

**ORANGERY** 12' 9" x 15' 11" (3.9m x 4.86m) A wonderful addition to the property, this bright and inviting space boasts large windows and a roof lantern, allowing natural light to pour in. French doors to the rear garden, radiator, wall lights and tiled flooring.

**LANDING** Taking the stairs to the first floor spacious galleried landing having a window to the rear aspect, large built-in storage cupboard and airing cupboard, carpet flooring, radiator and oak doors off to;

**BEDROOM ONE** 13' 11" x 16' 8" (4.26m x 5.09m) Having a window overlooking the main garden, radiator, three built-in wardrobes, beamed ceiling, carpet flooring and door to the ensuite shower room.

**ENSUITE** 6' 6" x 9' 10" (1.99m x 3.01m) Comprising of a double shower cubicle, close coupled WC, vanity unit wash hand basin with matching wall cabinet. Window overlooking the garden, heated towel rail, electric shaver point, extractor fan and vinyl flooring.

**BEDROOM TWO** 13' 8" x 15' 3" (4.19m x 4.67m) Having a window overlooking the main garden, radiator, fitted wardrobes, carpet flooring and double doors to the ensuite WC.

**BEDROOM TWO CLOSET :WC** 4' 3" x 2' 0" (1.3m x 0.62m) Comprising of a low flush WC and wash hand basin.

**BEDROOM THREE** 15' 9" x 12' 0" (4.82m x 3.68m) Having a window to the side aspect, radiator, built-in wardrobe, beamed wall and ceiling and carpet flooring.

**BEDROOM FOUR** 12' 0" x 14' 5" (3.68m x 4.41m) Having two windows to the rear aspect, radiator, two built-in storage cupboards and carpet flooring.

**BATHROOM** 6' 7" x 11' 0" (2.03m x 3.36m) Comprising of a shower cubicle, panel bath, close coupled WC, heated towel rail, vanity unit wash hand basin and wall cabinet. Window to the side aspect, extractor fan, inset spot lights and vinyl flooring.

**GARAGE** 28' 4" x 17' 8" (8.65m x 5.4m) Having an electric roller door, large storage space, power and lighting, two personnel doors to the rear and side aspects.

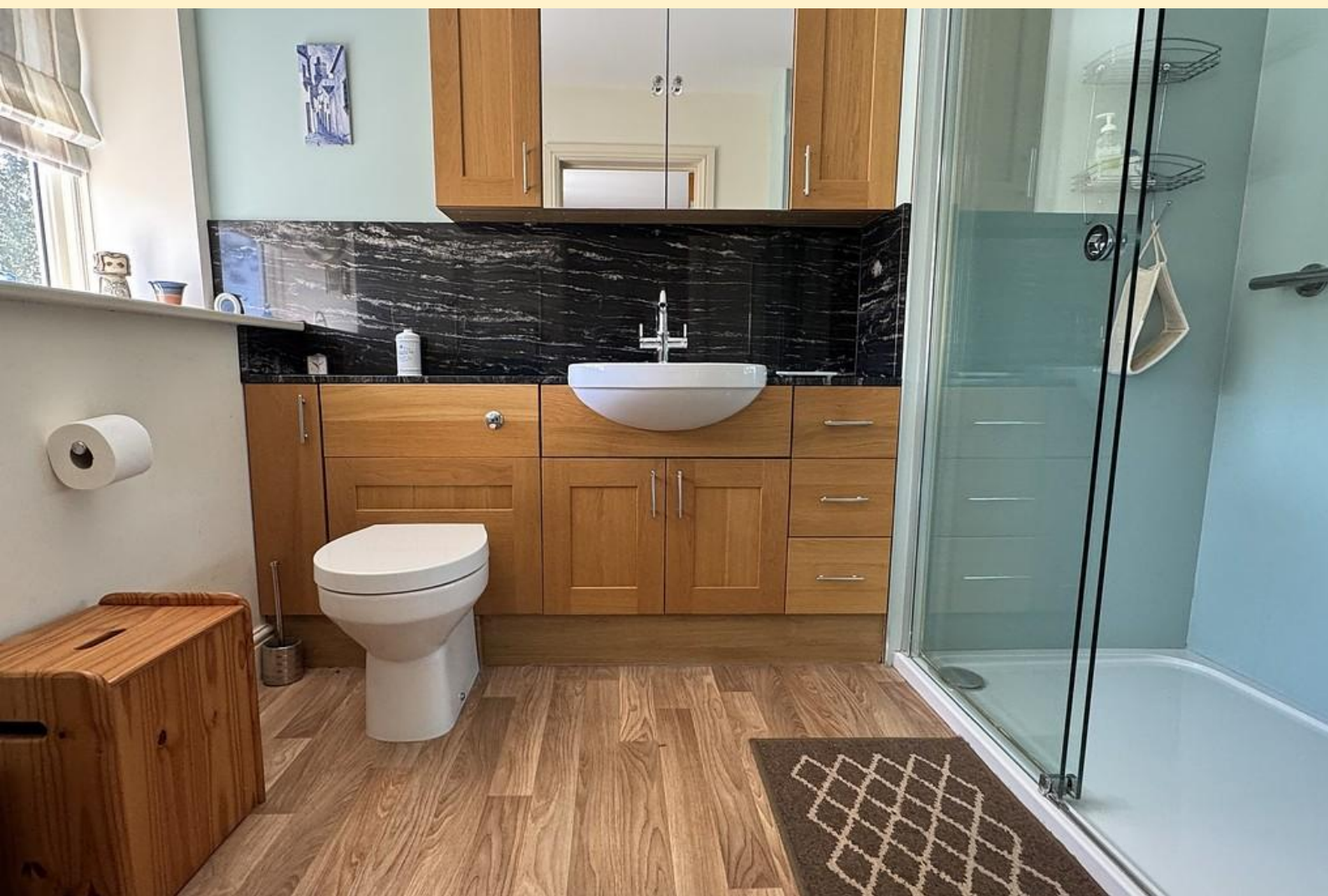
**SIDE ASPECT** A block-paved driveway leads to the front of the garage and continues along the side of the property, offering generous off-road parking. A storm porch shelters the kitchen entrance, while a pathway guides you to the rear garden - beautifully stocked with established shrubs and flowerbeds. Adjacent to the orangery, a paved patio provides the perfect spot for relaxing or entertaining. To the side of the garage, a characterful brick and timber greenhouse and steps leading up to the garage personnel door.

**GARDENS** Accessed from the side of the property, this stunning south-facing garden features manicured lawns set against a backdrop of mature trees. A paved patio adjoins the house, complete with a garden tap, while vibrant flower and rose beds add a splash of colour. Gravel pathways meander through the space, leading to a delightful summer house and a decked seating area that takes full advantage of river and countryside views.

**SUMMER HOUSE** 9' 6" x 11' 6" (2.92m x 3.52m) A delightful timber built retreat, offering a serene escape, with French doors that open onto a spacious, decked seating area overlooking the river - perfect for soaking up the gardens tranquility.

**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.

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Energy efficiency chart