

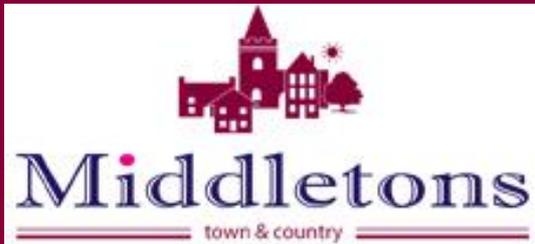


## THORPE ROAD, MELTON MOWBRAY

Asking Price Of £340,000

Four Bedrooms

Freehold



**EDWARDIAN MID-TERRACE**

**PERIOD FEATURES**

**GOOD SIZED GARDEN**

**GOOD COMMUTER LINKS**

**FIVE BEDROOMS**

**SUN ROOM**

**LOCAL SCHOOLS NEARBY**

**NORTH-EAST SIDE OF MELTON  
MOWBRAY**

**01664 566258**

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Beautifully presented, five bedroom Edwardian mid-terraced house retaining many period features throughout. Situated within walking distance of the town centre, train station, local schools and amenities.

The accommodation on offer comprise, entrance hall, lounge, dining room, kitchen, utility room and sun room to the ground floor. Four bedrooms and a family bathroom to the first floor, principle bedroom with ensuite shower room to the second floor. Outside the property benefits from a front garden and a generous rear garden.

**ENTRANCE HALL** A part-glazed door, crowned by an elegant arched window, opens into a porch. From here, a second part-glazed door leads into the hallway, allowing natural light to cascade through both spaces. The hallway features a tiled floor, a radiator, and a staircase rising to the first floor. Original wooden doors open off to the principal ground floor rooms.

**LOUNGE** 13' 1" x 15' 8" (4.0m x 4.8m) A walk-in bay window to the front fills the space with natural light and an original cast-iron open fireplace adds timeless character and a cosy focal point to the space. Victorian style radiator and high ceiling with decorative coricing add to the period charm. TV aerial point and carpet flooring.

**DINING ROOM** 10' 7" x 10' 9" (3.25m x 3.28m) Currently styled as a home office, this inviting room offers scope for a variety of uses. Having a rear facing sash window, radiator, exposed brick ornamental fireplace with beam mantle, under-stair storage cupboard and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 14' 6" x 11' 10" (4.42m x 3.63m) This beautifully appointed kitchen combines practicality with charm, featuring a generous array of base and drawer units topped with rich solid wood work surfaces. At its centre, a stylish breakfast bar island offers an under mount sink with mixer tap and space for casual seating, perfect for morning coffee. Range-style oven with extractor hood and ample room for a freestanding fridge freezer. An original open fireplace lends warmth and character, complemented by decorative coricing and built-in shelving for added storage. A sleek vertical radiator adds a contemporary touch and wood flooring runs throughout. An open passage leads into the sun room, inviting natural light and creating a relaxed connection between living spaces.

**SUN ROOM** 11' 10" x 13' 0" (3.63m x 3.98m) A wonderful space for enjoying the garden year-round, this inviting room features French doors opening onto the patio, Velux roof window, fitted blinds, radiator, TV aerial point and tiled flooring.

**UTILITY ROOM/WC** 6' 9" x 8' 8" (2.08m x 2.66m) Having a base unit topped with a wooden work surface inset with a ceramic sink and drainer unit with mixer tap over. Space and plumbing for a washing machine, coat and shoe storage and a dual flush WC. Window and external door with obscure glazing for privacy and tiled flooring.

**LANDING** Taking the stairs to the first floor galleried landing having a further staircase to the second floor. Central decorative rose pendant, radiator, carpet flooring and original wood doors off to;

**BEDROOM TWO** 15' 7" x 11' 3" (4.75m x 3.45m) A generous double room, having a front facing walk-in bay window, radiator, original cast-iron fireplace with tiled hearth, built-in double wardrobe and exposed floorboards.

**BEDROOM THREE** 11' 8" x 15' 4" (3.56m x 4.68m) Having a rear facing walk-in bay window, radiator, fitted full height double wardrobes along one wall and carpet flooring.

**BEDROOM FOUR** 10' 9" x 12' 7" (3.28m x 3.86m) Having a rear facing sash window, radiator, original cast-iron fireplace, shelving to the alcove, airing cupboard and carpet flooring.

**BEDROOM FIVE** 7' 0" x 10' 0" (2.15m x 3.05m) A generous single room having a front facing sash window, radiator and carpet flooring.

**BATHROOM** 6' 3" x 8' 8" (1.92m x 2.65m) Comprising of a panel bath with Mira shower and glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and tiled flooring.

**SECOND FLOOR** Staircase rising to the second floor.

**BEDROOM ONE** 16' 10" x 12' 3" (5.15m x 3.74m) A generous double room having Velux windows allowing plenty of natural light throughout the day with fitted black out blinds ensuring a good nights rest. Handy built-in eaves storage to both sides, carpet flooring and a door to the ensuite shower room.

**ENSUITE** 5' 2" x 7' 6" (1.6m x 2.31m) Comprising of a shower cubicle, wash hand basin and a low flush WC. Velux window, wood paneling to the walls and tiled flooring.

**FRONT ASPECT** Hard landscaped front garden bordered by a dwarf wall and mature hedging for privacy with a wrought iron gate securing the entrance.

**REAR GARDEN** This generous garden is thoughtfully arranged to offer multiple spaces for relaxation and entertaining. Directly accessible from the sun room, a hard-landscaped terrace provides a sheltered spot to enjoy morning light. A covered decked area, complete with electric points, creates a cosy retreat for all-season use, perfect for alfresco dining. At the top of the lawn, a further seating area encircles a fire pit, enhanced by courtesy lighting and electric points, ideal for starlit gatherings.

**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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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         | 68        |
| (39-54) <b>E</b>                                   | 39                      |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                                      |                         |           |

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