



## **DULVERTON ROAD, MELTON MOWBRAY**

**Offers Over £325,000**

**Three Bedrooms**

**Freehold**



**EXTENDED DETACHED HOUSE**

**DOWNSTAIRS WC**

**GENEROUS GARDEN**

**GOOD COMMUTER LINKS**

**SPACIOUS ACCOMMODATION**

**GARAGE AND DRIVEWAY**

**LOCAL SCHOOLS NEARBY**

**NORTH-WEST SIDE OF MELTON**

**COUNCIL TAX BAND C**

**01664 566258**

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Beautifully presented, spacious, extended detached family home situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The accommodation on offer comprises; entrance hall, lounge, study, dining room, snug, utility and cloakroom to the ground floor. Three good sized bedrooms and a modern family bathroom to the first floor. Outside the property benefits from ample off road parking and a very generous rear garden.



**ENTRANCE HALL** Part glazed door with obscure glazed side panel for privacy, stairs rising to the first floor, meter cupboard, radiator, laminate wood flooring and doors off to;

**LOUNGE** 10' 11" x 16' 2" (3.33m x 4.95m) Having a front facing walk-in bay window with fitted blinds, vertical radiator, feature fireplace with a log burning stove on a granite hearth for those cosy winter nights, TV aerial point, carpet flooring and French doors to the dining room.

**DINING ROOM** 9' 8" x 8' 9" (2.96m x 2.67m) Having ample room for a dining table, radiator, laminate wood flooring and archway to a cosy snug area.

**SNUG** 9' 0" x 8' 9" (2.75m x 2.67m) Having patio doors to the rear decking making a great space to sit and enjoy the garden, TV aerial point, laminate wood flooring and a door through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 19' 10" x 14' 9" (6.06m max x 4.51m max) Fitted with a generous range or wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for a dish washer. Integrated fridge, Neff double oven and grill, gas hob with extractor hood over. Window and French doors to the garden with fitted blinds, inset LED lights, radiator, tiled flooring, door to the utility room, and a further door to the entrance hallway.

**UTILITY ROOM** 9' 11" x 4' 2" (3.04m max x 1.28m) Having plumbing for a washing machine, external door to the rear garden, radiator, wall mounted central heating boiler, tiled flooring and doors to the cloakroom and office.

**CLOAKROOM** Comprising a low flush WC and a vanity unit wash hand basin.

**OFFICE** 10' 2" x 6' 5" (3.12m x 1.98m) A handy space currently used as a home office, radiator, inset LED lights, carpet flooring and a door to the garage storage space.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with a side facing window, loft hatch, radiator and carpet flooring.

**BEDROOM ONE** 13' 3" x 10' 9" (4.05m x 3.29m) Having a front facing walk-in bay window with fitted blind, radiator, feature wood panel wall with mounted side tables, ample room for drawers and wardrobes, TV aerial point and carpet flooring.

**BEDROOM TWO** 11' 1" x 12' 1" (3.38m x 3.7m) Having a rear facing window with fitted blinds and blackout roller blinds, radiator, ample room for wardrobes and drawers, TV aerial point and carpet flooring.

**BEDROOM THREE** 6' 2" x 7' 10" (1.9m x 2.39m) A good sized single room having a front facing window with fitted blinds, radiator and carpet flooring.

**BATHROOM** 8' 3" x 5' 10" (2.52m x 1.78m) Comprising of a panel bath with shower over complimented with a glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window for privacy, part tiled walls, inset LED lighting and cushioned vinyl flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking, log store, storm porch to the front door and courtesy lighting.

**GARAGE STORE** Having an electric up and over door the garage space has been comprised to create the office space, which could be reverted if desired. Currently used as a great storage space with power points and lighting. Door through to the office.

**REAR GARDEN** Having an extensive raised composite decked seating area for enjoying the summer BBQ, garden tap and electrical sockets, steps down to a formal lawn with a stepping stone pathway to the garden shed. Wood panel fencing secures the boundary.

**AGENTS NOTE** TENURE Freehold/Leasehold/Shared Ownership. 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.

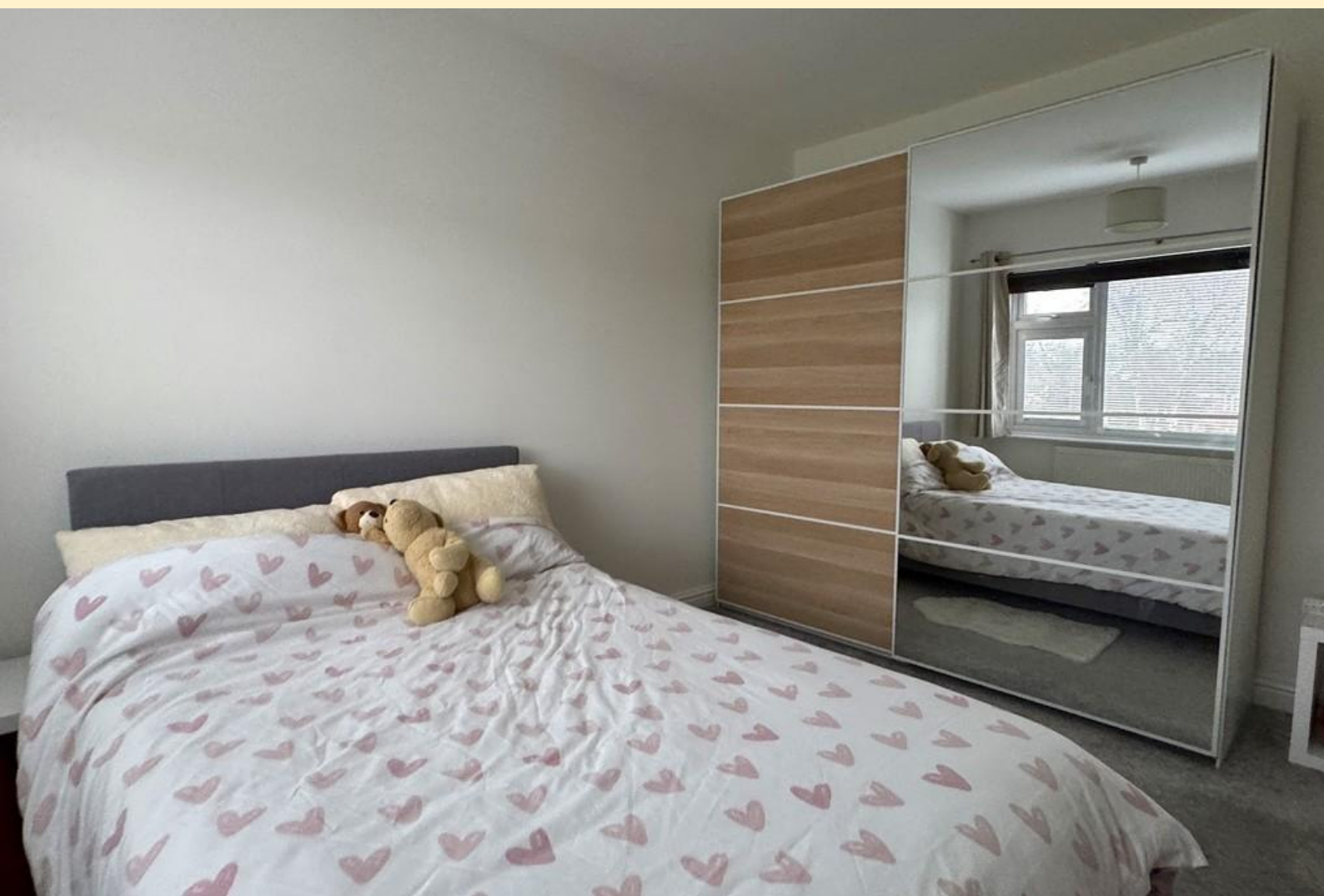




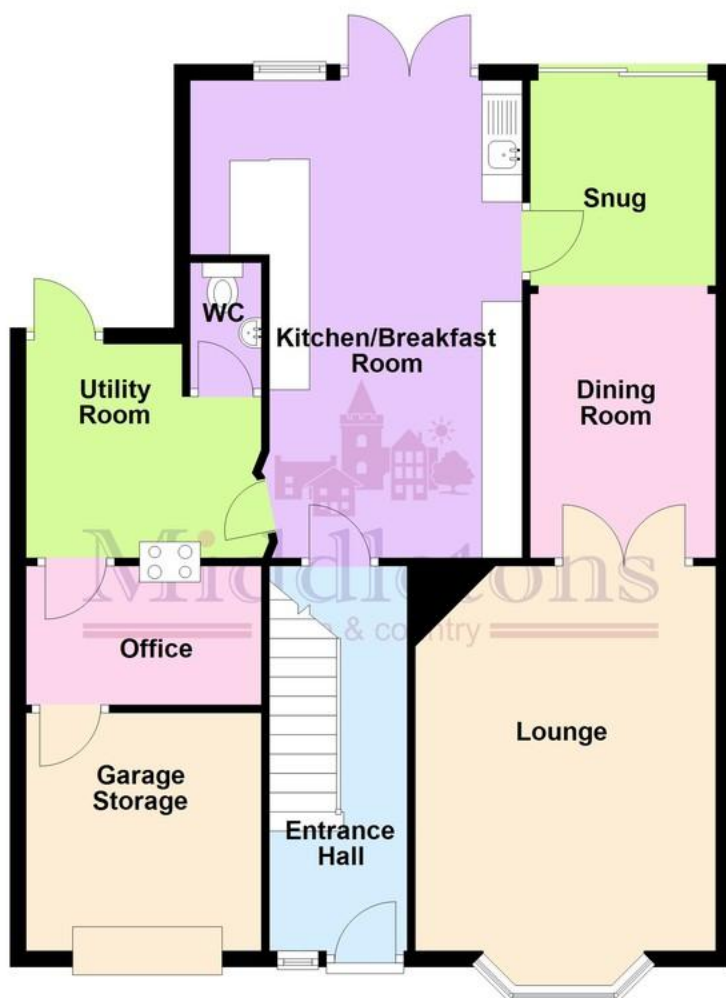




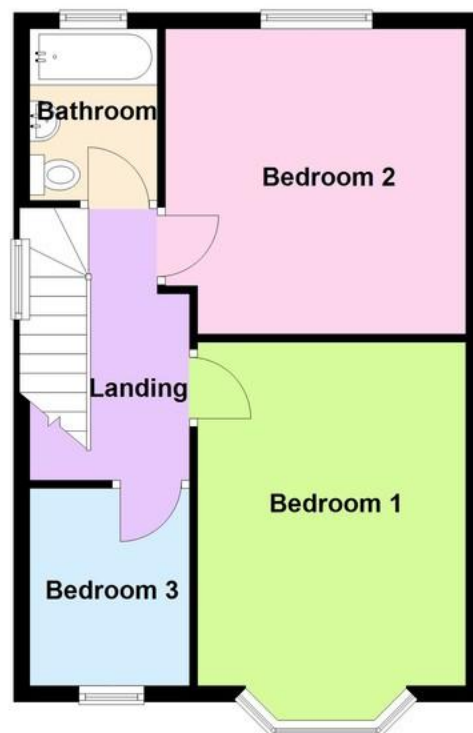




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

EPC TO FOLLOW

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