

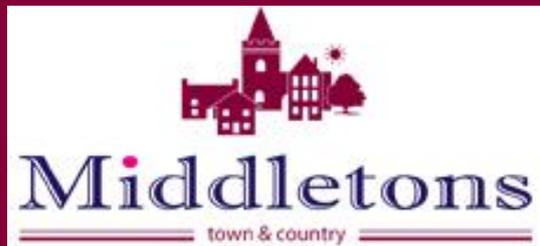


## DULVERTON ROAD, MELTON MOWBRAY

Asking Price Of £269,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

SPACIOUS ACCOMMODATION

LANDSCAPED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

SUN HOUSE

LOCAL SCHOOLS NEARBY

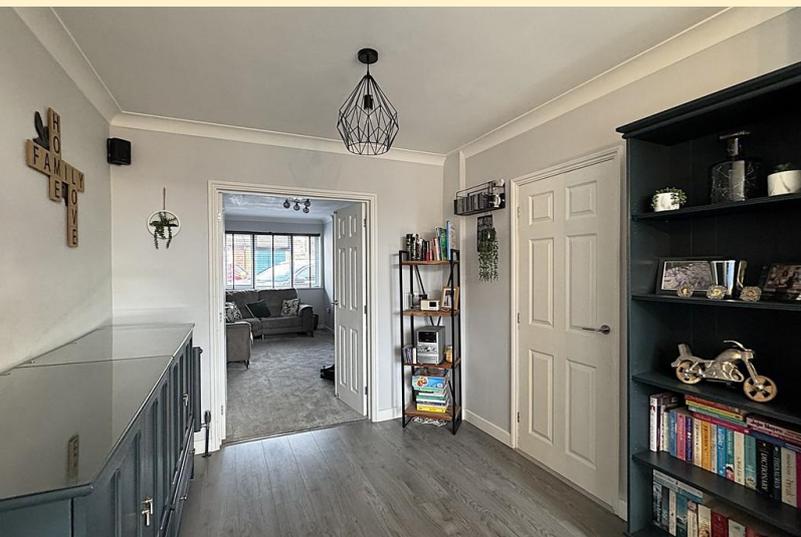
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented throughout, this spacious, extended semi-detached family home is 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, spacious dining room, kitchen and rear porch to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage, landscaped gardens and a sun house.

**ENTRANCE HALL** Having stairs rising to the first floor, built-in cupboard, vertical radiator, laminate wood flooring and doors off to;

**LOUNGE** 10' 11" x 17' 0" (3.35m x 5.2m) Having a front facing window with a fitted blind, two vertical radiators, wall mounted fire, TV aerial point, built-in speakers, carpet flooring and French doors through to the dining room.

**DINING ROOM** 8' 8" x 19' 6" (2.66m x 5.95m) Having French doors and glazed panels with a fitted blind opening out onto the rear patio allowing plenty of natural light to fill the space. Ample room for a dining table, built-in speakers, laminate wood flooring and a door through to the kitchen.

**KITCHEN** 8' 5" x 17' 10" (2.58m x 5.45m) Fitted with a sleek and generous range of wall, case and drawer units topped with return work surfaces, breakfast bar, composite one and a half bowl sink and drainer with mixer tap over, space and plumbing for a washing machine. Integrated Bosch appliance include and eye level single oven, Bosch combi-microwave above, induction hob, extractor and a Hotpoint dishwasher. A window to the side with a fitted roller blind, a further window and external door to the rear porch, LED lighting, space for a fridge freezer and tiled flooring.

**REAR PORCH** 5' 10" x 7' 4" (1.78m x 2.25m) Having two external doors to the driveway and rear garden, window and tiled flooring.

**LANDING** Taking the stairs to the first floor landing having an obscure glazed window with a fitted blind for privacy, carpet flooring and doors off to;

**BEDROOM ONE** 9' 11" x 14' 7" (3.04m x 4.46m) Generous double room having a front facing window, radiator, TV aerial point and carpet flooring.

**BEDROOM TWO** 11' 2" x 12' 5" (3.42m x 3.8m) Another good sized double room having a rear facing window, radiator, carpet flooring and built-in cupboard housing the boiler with shelving.

**BEDROOM THREE** 8' 0" x 7' 1" (2.45m x 2.18m) Having a front facing window with a fitted blind, radiator and laminate wood flooring.

**BATHROOM** 5' 10" x 7' 2" (1.78m x 2.2m) Comprising of a panel bath with a fixed waterfall shower and shower riser complemented with a glazed screen, vanity unit wash hand basin, close coupled, dual flush WC and a heated towel rail. Obscure glazed window with fitted blind for privacy, tiled walls and cushioned vinyl flooring.

**FRONT ASPECT** Having a block paved driveway to the front and side providing generous off road parking, courtesy lighting to the front door, garden tap to the side. Under stairs store cupboard.

**GARAGE** 8' 3" x 17' 1" (2.54m x 5.22m) Having an up and over door, power and lighting.

**REAR GARDEN** South facing and beautifully landscaped to create a raised patio area adjacent to the house with a pergola for shaded seating if required. Steps down to a formal lawn flanked by flower and shrub beds adding colour to the garden. Paved area housing the sun house and hot tub area with electric sockets. The formal lawn runs the length of the lower garden with planted border. Wood panel fencing to the boundary with gated access to a further section of garden to the rear which has a large storage shed, a private paved patio area and raised flower beds.

**SUN HOUSE** 16' 4" x 9' 10" (5.0m x 3.0m) This spacious summer house is a fantastic addition to the garden having Wi-Fi connected, heating and electric connected.

**SHED** 9' 10" x 6' 6" (3.m x 2.m) Having double doors this timber shed provides invaluable storage space.

**AGENTS NOTE** TENURE Freehold. 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.







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**THE PROPERTY OMBUDSMAN**  
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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.