



## WINCHESTER DRIVE, MELTON MOWBRAY

Asking Price Of £289,950

Four Bedrooms

Freehold



**EXTENDED DETACHED HOUSE**

**FLEXIBLE ACCOMMODATION**

**WEST SIDE OF MELTON MOWBRAY**

**WALKING DISTANCE OF SCHOOLS**

**OFF ROAD PARKING**

**TUCKED AWAY POSITION**

**DOWNSTAIRS CLOAK**

**GOOD COMMUTER LINKS**

**01664 566258**

**info@middletons.uk.com**





This extended detached house with flexible accommodation is in a tucked away private position to the west of Melton Mowbray. Close to local amenities and schools and ideally placed for commuting to Nottingham, Leicester and Loughborough.

The accommodation would make a great home for multi-generation living having a master bedroom with ensuite shower room to the ground floor along with large lounge, kitchen, dining room, cloakroom and conservatory. The first floor has a further three bedrooms, one being ensuite and a family bathroom. The property also benefits from off road parking and carport to the front and a large garden with patio to the rear.



#### ENTRANCE HALL

Entering the property via the UPVC glazed door into the entrance hall with door off to the cloakroom and following through to the inner hallway with stairs rising to the first floor, under stairs storage cupboard, radiator and doors off to;

#### CLOAKROOM

3' 8" x 5' 3" (1.13m x 1.61m)

Comprising of a low flush WC, wall mounted wash hand basin, radiator, laminate flooring and an obscure double glazed window.

#### LOUNGE

16' 9" x 11' 4" (5.12m x 3.46m)

This nicely proportioned lounge has patio doors to the conservatory, feature stone fireplace inset with a coal effect gas fire, radiator, laminate wood flooring and a double glazed bay window to the front aspect.

#### CONSERVATORY

9' 10" x 9' 10" (3m x 3m)

Double glazed UPVC with a door opening out onto the rear garden, electric points and carpet flooring.

#### KITCHEN

9' 8" x 16' 3" (2.97m x 4.96m)

Fitted with a generous range of wall, drawer and base units with roll edge work surfaces, double sink and drainer unit with mixer tap over, integrated eye level electric oven with space above for a microwave, gas hob with extractor hood over and space for a freestanding fridge freezer. Dual aspect double glazed windows, radiator, vinyl flooring, door to the utility room and opening through to the dining room.

#### UTILITY ROOM

5' 10" x 6' 0" (1.78m x 1.85m)

Having work surface with inset stainless steel sink and drainer with mixer tap over, space and plumbing for both a dishwasher and washing machine, two wall units, central heating boiler, tiled flooring and an obscure glazed UPVC door to the rear garden.

#### DINING ROOM

9' 10" x 9' 3" (3m x 2.82m)

Having patio doors to the side and a Velux window this room is flooded with natural light, ample room for a dining table, radiator, laminate wood flooring and double doors through to the master bedroom.

#### MASTER BEDROOM

14' 5" x 16' 0" (4.41m x 4.88m)

Spacious master having a double glazed window to the front aspect and double french doors opening to the side, double doors to the dining room and a further door to the wet room. Radiator, loft hatch, and carpet flooring.

#### ENSUITE WETROOM

4' 7" x 5' 1" (1.41m x 1.55m)

Fully tiled wet room with power shower, pedestal wash hand basin, low flush WC, fitted corner cabinet and an obscure double glazed window.

#### UPSTAIRS LANDING

Taking the stairs from the entrance hall to the first floor landing with a double glazed window to the rear aspect, airing cupboard and doors off to;

#### BEDROOM TWO

9' 9" x 12' 10" (2.98m x 3.92m)

Good sized double bedroom with a double glazed window to the front aspect, radiator, carpet flooring and door through to the ensuite.

#### ENSUITE

5' 7" x 6' 2" (1.71m x 1.88m)

Fully tiled with a glazed shower cubicle, vanity unit wash hand basin, low flush WC and an obscure double glazed window.

#### BEDROOM THREE

11' 5" x 9' 4" (3.49m x 2.85m)

Having a double glazed window to the front aspect, radiator, fitted bedside drawers, wardrobes and overhead top boxes and carpet flooring.

#### BEDROOM FOUR

8' 7" x 6' 7" (2.63m x 2.02m)

Single bedroom with a double glazed window to the rear aspect, radiator and carpet flooring.

#### FAMILY BATHROOM

9' 11" x 6' 2" (3.04m x 1.9m)

Comprising of a panel bath, pedestal wash hand basin, low flush WC, radiator, towel rack and rail, half tiled walls, obscure double glazed window and carpet flooring.

#### OUTSIDE TO THE FRONT

Accessing the property through a shared driveway with off road parking for two vehicles, access to the carport, gated access to the front door with planted front garden.

#### REAR GARDEN

Private rear garden having a spacious raised patio adjacent to the house with steps down to the lawn, planted beds and borders, outside tap, electric socket and side passage to the utility room and master bedroom doors.

#### CARPORT

Having double wood doors in making a great storage space.

We are informed that this property has been extended/ altered. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/ Planning Consent has been given. Fixtures and fittings other than those mentioned above 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	69

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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.