



WINCHESTER DRIVE, MELTON MOWBRAY

Asking Price Of £355,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH-WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Modern four bedroom detached house situated on a quiet cul-de sac to the north-west side of Melton Mowbray, within walking distance of open countryside. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, kitchen, breakfast room and conservatory to the ground floor. Four bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from generous off road parking, garage and a good sized, landscaped rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage, radiator, phone socket, laminate wood flooring and doors off to;

CLOAKROOM 2' 11" x 5' 2" (0.91m x 1.6m) Comprising of a low flush WC and wash hand basin, heated towel rail, obscure glazed window with fitted blind and vinyl flooring.

LOUNGE 15' 4" x 10' 9" (4.68m x 3.28m) Having a bay window to the front aspect, radiator, feature fireplace with a newly fitted gas fire, TV aerial point and carpet flooring which continues through an archway to the dining room.

DINING ROOM 9' 8" x 8' 11" (2.95m x 2.73m) Having patio doors to the conservatory, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 12' 5" x 16' 5" (3.8m x 5.01m) Fitted with a stylish range of wall, base and drawer units with under lighting, worksurfaces inset with a one and a half bowl sink and drainer unit. Integrated appliances comprise of a Neff fridge freezer, Neff dishwasher, washing machine, gas hob with extractor hood over, Neff combination microwave and an eye level Bosch electric oven. Two windows with fitted blinds and an external door to the garden, breakfast bar, radiator, LED lighting and tiled flooring.

CONSERVATORY 10' 9" x 13' 0" (3.28m x 3.98m) Having French doors to the patio making a great place to relax, fitted blinds, radiator, electric sockets and high gloss tiled flooring.

LANDING Taking the stairs to the first floor having an airing cupboard, loft hatch and doors off to;

BEDROOM ONE 7' 5" x 15' 8" (2.28m x 4.80m) Having a window to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite shower room.

ENSUITE 7' 5" x 6' 4" (2.28m x 1.95m) Comprising of a shower cubicle, vanity unit wash hand basin with glass shelving above, heated towel, close coupled WC with vanity cupboard. Obscure glazed window, LED lighting, tiled walls and flooring.

BEDROOM TWO 10' 9" x 11' 0" (3.29m x 3.36m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 10' 11" x 8' 5" (3.35m x 2.58m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 6' 11" x 8' 1" (2.12m x 2.48m) Having a window to the front aspect, over stair storage and carpet flooring.

BATHROOM 5' 7" x 7' 8" (1.72m x 2.35m) Comprising of a double ended bath with shower over, vanity unit wash hand basin, close couple WC and wall cabinet. Obscure glazed window with fitted blind, radiator, tiled walls and vinyl flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking and leading to the garage, gravel bed planted with mature shrubs, storm porch and courtesy lighting to the front door and side gate to the rear garden.

GARAGE 17' 0" x 8' 2" (5.2m x 2.5m) Having an up and over manual door, power and lighting.

REAR GARDEN Having patio paving adjacent to the house, garden tap and electrical socket, steps up to a raised circular lawn and block paved seating area with a wooden pergola. Mature shrubs to the border with wood panel fencing securing the boundary. There is a garden shed down the side of the property which is surprisingly generous in size considering the space.

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.

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.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		