



SYCAMORE CLOSE, MELTON MOWBRAY

Asking Price Of £335,000

Four Bedrooms

Freehold



DETACHED HOUSE

EV CHARGER

GENEROUS GARDEN

TWO STOREY PLANNING CONSENT

DRIVEWAY AND GARAGE

DOWNSTAIRS SHOWER ROOM

CLOSE TO LOCAL SCHOOLS

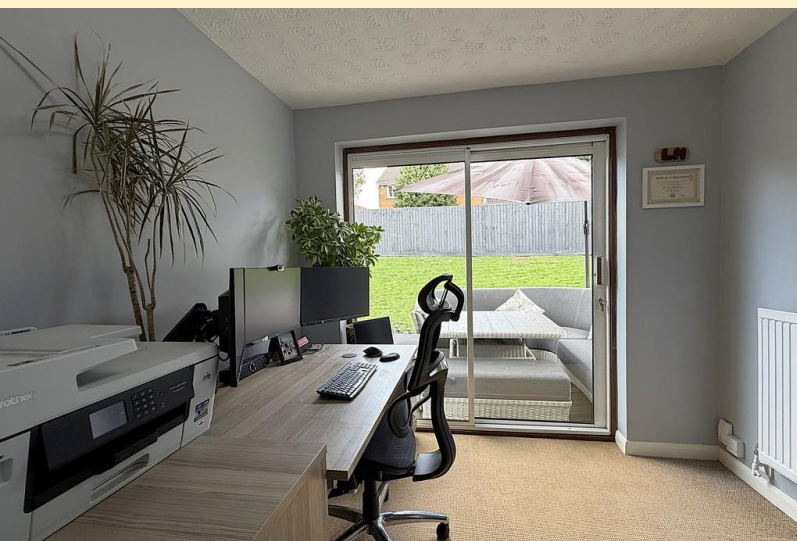
NORTH SIDE OF MELTON

COUNCIL TAX BAND D

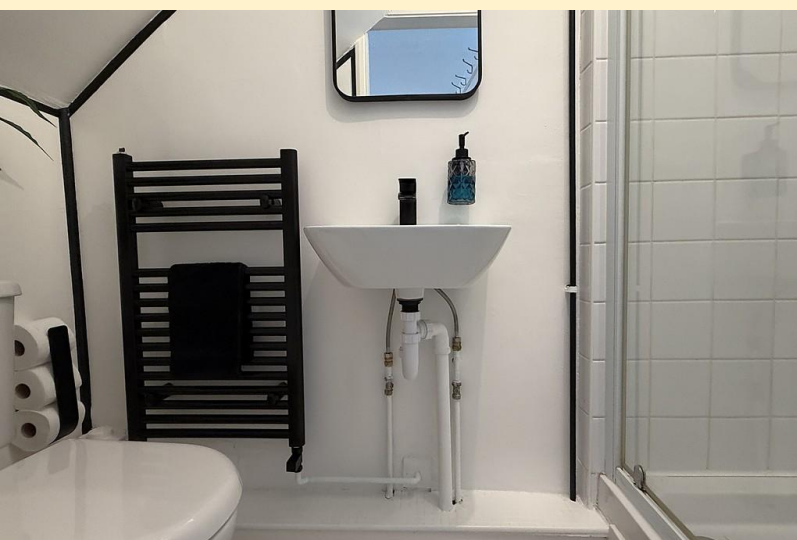
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Immaculately presented throughout, this four- bedroom detached home occupies a generous corner plot, offering excellent kerb appeal and a wider sense of privacy. A standout advantage is the full planning permission already granted for a two- storey extension, giving buyers the rare opportunity to enjoy a turnkey home now while unlocking significant future potential. Situated to the north side of Melton Mowbray within close proximity to local school, amenities and the Melton country park.



The accommodation on offer comprises a welcoming entrance hall, a newly fitted shower room, a stylish lounge featuring a bespoke media wall, and an upgraded breakfast kitchen to the ground floor. New underlay and carpets, and modern LCD lighting throughout. Upstairs, there are four well- proportioned bedrooms and an updated family bathroom. Outside, the property enjoys ample off- road parking, an EV charger, a garage, and a generous garden.

ENTRANCE HALL 6' 6" x 14' 9" (2.0m x 4.5m) Having stairs rising to the first floor, radiator, tiled flooring and doors leading off to:

SHOWER ROOM 7' 8" x 3' 3" (2.34m x 1.0m) Newly fitted suite comprising of a walk-in shower, wall mounted wash hand basin, heated towel rail and a dual flush WC. Tiled floor and extractor fan.

LOUNGE 10' 9" x 19' 0" (3.3m x 5.8m) A nicely proportioned room having a front facing bay window with views across the green, radiator, bespoke media wall, LCD lighting and new carpet flooring.

KITCHEN/BREAKFAST ROOM 10' 9" x 16' 8" (3.3m x 5.1m) Upgraded to include a breakfast bar and a sleek range of wall, base and drawer units topped with modern work surfaces, this kitchen features a Grohe one- and- a- half bowl sink and drainer with a flexi- hose mixer tap, space and plumbing for a washing machine, and space for a freestanding cooker with a new extractor above. A window and external door open directly to the rear garden, while LCD lighting and tiled flooring enhance the contemporary feel. Concealed within a wall cupboard is the new, highly efficient condensing boiler, still within warranty.

LANDING Taking the stairs to the first floor landing having an airing cupboard housing the new high pressure water cylinder, loft hatch providing access to an insulated loft area and doors off to:

BEDROOM ONE 11' 9" x 14' 1" (3.6m x 4.3m) Generous double having a front facing window, radiator and new carpet flooring.

BEDROOM TWO 11' 9" x 11' 1" (3.6m x 3.4m) Having a front facing window, radiator and new carpet flooring.

BEDROOM THREE 10' 9" x 10' 9" (3.3m x 3.3m) Having a rear facing window, radiator and new carpet flooring.

BEDROOM FOUR 7' 6" x 9' 8" (2.3m x 2.95m) Having a rear facing window, radiator and new carpet flooring.

BATHROOM 7' 6" x 6' 6" (2.3m x 2.0m) Updated bathroom having a panel bath with a new Mira Bar shower over and glazed screen, pedestal wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window, part tiled walls and vinyl flooring.

PLANNING PERMISSION Plans can be viewed at the Melton Borough Council website pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SB9CWBKOLW500 Copy this link into a search engine to view the documents. Application number: 24/00358/FUL

FRONT ASPECT Having a block paved drive providing ample off road parking and leading to the garage with a formal lawn to the side.

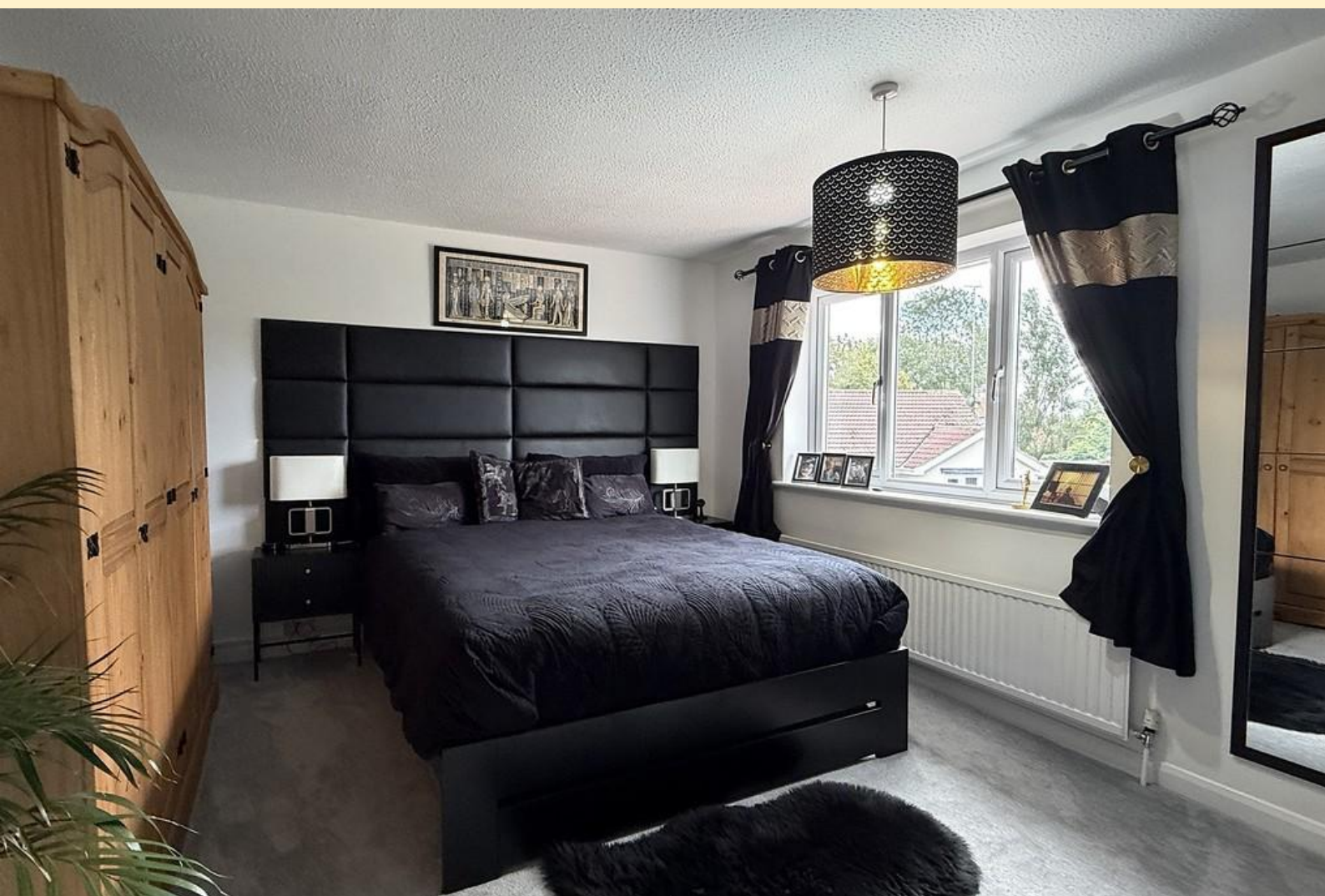
GARAGE Having an up and over door with lighting and power.

REAR GARDEN Low maintenance garden mainly laid to lawn with a paved patio area and a further decked seating area adjacent to the house with courtesy lighting and a garden tap. New wood panel fencing secures the boundary.

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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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	59 D	
39-54	E		
21-38	F		
1-20	G		