260 SCALFORD ROAD

MELTON MOWBRAY, LE13 1LA

Offers around:
£489,950

A recently remodelled and fully modernised spacious detached four bedroom home offering superb open plan ground floor living standing on a plot of ¼ of an acre located in this popular residential area convenient for John Ferneley College and the Country Park. Gas central heating (part underfloor), upvc double glazing, security system, Lounge, Sitting Room, superb Open Plan Living/Dining Kitchen, Utility Room, Shower Room and further Cloakroom, four Bedrooms, En-suite Shower Room and Family Bathroom. Extensive landscaped gardens and double garage.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Open plan living

This extremely spacious four bedroom detached family home has been remodelled and fully modernised by the current owners to a high standard and offers larger than average living accommodation with a superb Open Plan Living/Dining Kitchen. The property stands back from the road on a plot of a ¼ of an acre within this popular residential area to the north of the town convenient for John Ferneley College and Melton Country Park. The property is also within easy reach of the town centre and all shopping and leisure facilities. The accommodation has gas fired central heating, upvc double glazed windows and doors, full security system including CCTV, and includes Entrance Porch, Hall, Cloakroom/w.c., Lounge, Sitting Room/Study, large Living/Dining Kitchen with large sliding patio doors overlooking the garden, Utility Room and Ground Floor Shower Room, First Floor Landing, Master Bedroom with En-suite Shower Room, three further good sized Bedrooms and Family Bathroom. Outside to the front of the property is an extensive block paved driveway providing parking for several vehicles and this in turn leads to a double garage and to the rear is a large private landscaped garden with an extensive patio area.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH having window and door to the front, radiator and tiled floor.

ENTRANCE HALL having staircase to the First Floor with storage cupboard below, radiator.

CLOAKROOM/W.C. having window to the side, modern white suite comprising w.c. and wash basin set onto vanity cupboard, radiator and tiled floor.

LOUNGE having bay window to the front, brick fireplace with log burning stove, radiator.

SITTING ROOM/STUDY having windows to front and side, underfloor heating, built-in storage cupboard and boiler cupboard housing the central heating boiler.

OPEN PLAN LIVING/DINING KITCHEN having four panel double glazed patio doors overlooking the gardens, ceramic tiled floor with underfloor heating, three roof lights to the rear and LED downlights throughout. The Living Area has a brick built fireplace with beam above and open fire grate and the Kitchen Area has double multi-paned doors leading back to the Hallway, an island unit with central pillar, cupboards below and breakfast bar, an extensive range of fitted cream Shaker-style base, drawer and wall units with woodblock work surfaces, Belfast sink, Bosch ceramic induction hob, Smeg double oven, integrated microwave, integrated dishwasher, plumbing and space for American-style fridge freezer, integrated wine cooler and further wine rack above. Multi-paned door to:-

UTILITY ROOM having window to the side and door to the rear, cream Shaker-style base and wall units, work surfaces with stainless steel 1½ bowl sink top and space and plumbing for washing machine and dryer. Door to:-

SHOWER ROOM having window to the side with stylish white suite comprising corner w.c., wash basin with vanity cupboard below and corner shower, fully tiled walls and floor, extractor fan, heated towel rail and downlights.

FIRST FLOOR LANDING

MASTER BEDROOM having windows to the front and rear, two radiators, LED downlights and fitted wall lights.

EN-SUITE SHOWER ROOM having window to the rear, stylish white suite comprising w.c., wash basin and walk-in shower cubicle, ceramic tiled floor, attractive wall tiling to splashback areas, extractor fan and LED downlights.

BEDROOM TWO having bay window to the front and radiator.

BEDROOM THREE having window to the rear overlooking the garden and radiator.

BEDROOM FOUR having window to the rear and radiator.

FAMILY BATHROOM having window to the front with white suite comprising w.c., wash basin and bath with shower above and shower screen, LED downlights, attractive mosaic-style wall tiling to splashback areas, tiled floor and heated towel rail.

OUTSIDE: To the front of the property is an extensive block paved driveway providing parking for several vehicles and mature hedging to front and side.

DOUBLE GARAGE having electric up-and-over door to the front, window and door to the rear.

To the rear of the property is an extensive mature and very private garden having a large shaped patio area with steps leading down to lawns, a variety of mature trees including apple and plum and there is a timber shed, greenhouse and chicken run, outside lighting and tap.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave the town centre via Scalford Road and after passing Redwood Avenue on the right No. 260 will be found a short distance along on the right hand side.

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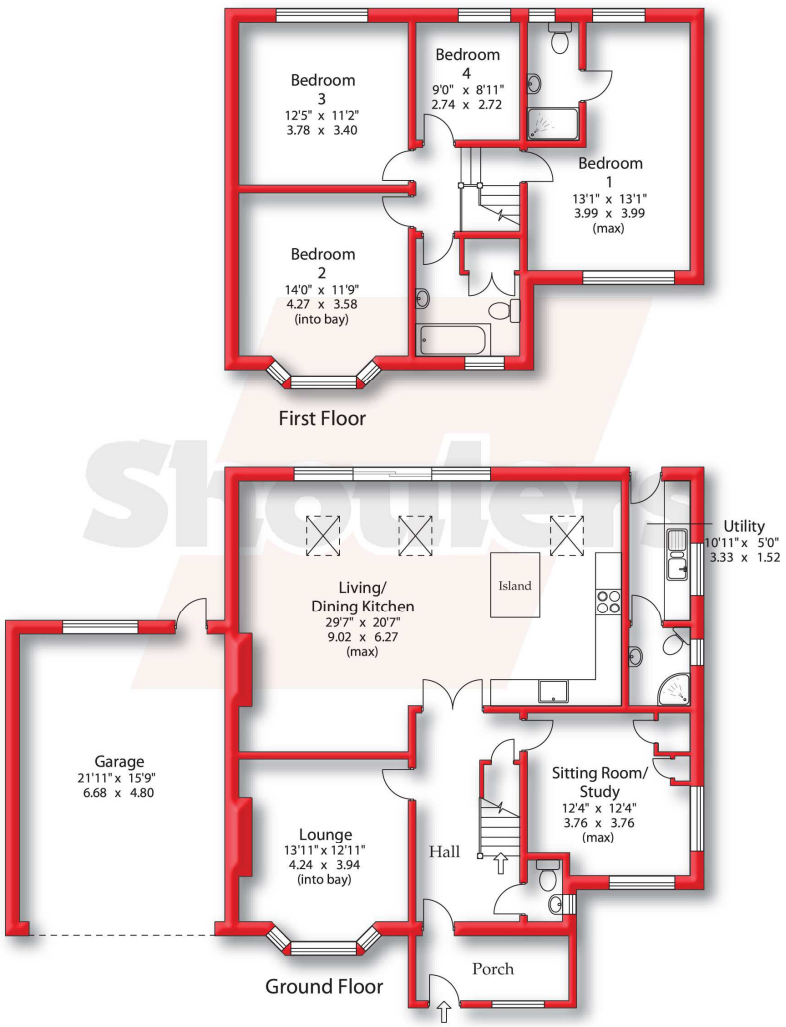
FLOOR PLAN

260 Scalford Road.
Approx Gross Floor Area = 2372 Sq. Feet
= 219.88 Sq. Metres



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Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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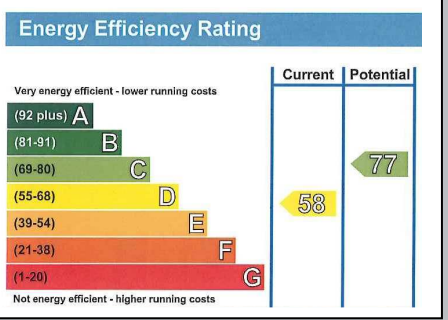
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.



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