



225 NOTTINGHAM ROAD

MELTON MOWBRAY, LE13 0NS

Guide price:
£630,000

A substantial five/six bedroom individual detached house set well back from this tree lined road to the north of the town centre. Gas fired central heating, upvc double glazed windows, Entrance Porch, Reception Hall, Shower Room, Dining Room, Sitting Room, Living Room, two Conservatories, large Breakfast Kitchen, Utility Room, large Landing, Master Bedroom with Dressing Area and En-suite Shower Room, four further Double Bedrooms, Study/Bedroom Six and Family Bathroom. Front garden and extensive driveway with parking for several vehicles, twin garages, further secure parking and a delightful rear garden.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 Living rooms



This substantial five/six bedroom detached house is situated to the north of the town centre, set well back from this tree lined road, within a well regarded residential area. Ideally located for access to Primary and Secondary Schools and all town centre amenities are only a short distance away. The property offers very flexible accommodation, ideal for a large family, standing in delightful mature private grounds and offering extensive parking for many vehicles with further gated secure parking to the side of the twin garages. The accommodation has gas fired central heating and upvc double glazed windows and includes Entrance Porch, Reception Hallway, Shower Room, Dining Room, Living Room with cinema system and Sitting Room/Games Room to the rear with Conservatory/Garden Room and a versatile Side Conservatory, well appointed Breakfast Kitchen, Side Lobby and Utility Room. To the First Floor is a large Gallery Landing, Master Bedroom with Dressing Area and doors leading on to a rear balcony and En-suite Shower Room and there are a further four Double Bedrooms, Study/Bedroom Six with double doors leading onto front balcony and large Family Bathroom with separate shower cubicle. Private front garden with pond and water feature and large landscaped rear garden complete with Summer House and covered decked sun terrace.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH with door and side panels to the front and a further door leading to:-

RECEPTION HALL with staircase leading to the First Floor with under-stairs storage cupboard, radiator and downlights.

SHOWER ROOM having round window to the side, suite comprising w.c., wash basin and corner shower cubicle, ceramic tiled splashbacks and flooring and chrome heated towel rail.

DINING ROOM having bay window to the front, a further window to the side and radiator.

SITTING ROOM having window to the side, radiator, integrated cinema system with surround sound (the projector may be available by separate negotiation) and oak bi-fold doors to:-

LIVING ROOM/GAMES ROOM having window to the side, radiator, downlights and archway to:-

GARDEN ROOM/CONSERVATORY of upvc construction with twin doors to the garden.

SIDE CONSERVATORY of upvc double glazed construction with twin doors to the rear and door to the front.

BREAKFAST KITCHEN having window to the rear, an extensive range of cream Shaker-style base and wall cupboards, black granite work surfaces with underdrawn stainless steel sink, island unit with black granite top and breakfast bar, space for gas Rangemaster cooker (cooker can be available by separate negotiation), brushed steel splashback and cooker hood, integrated fridge and dishwasher and integrated microwave oven, a range of tall larder units, ceramic tiled floor, tiled splashbacks and ceiling spotlights, vertical radiator, wine rack and slimline wine cooler.

SIDE LOBBY having door to the garden, radiator and access door to the garages.

UTILITY ROOM having window to the rear, Belfast sink, work surface, space and plumbing for washing machine and dryer, shelving and wall mounted gas central heating boiler.

FIRST FLOOR GALLERY LANDING having window to the front.

MASTER BEDROOM having window to the rear and double opening patio doors onto a rear balcony, radiator, range of fitted wardrobes and cupboards and airing cupboard.

EN-SUITE SHOWER ROOM having window to the rear, stylish white suite comprising w.c. and wash basin and walk-in shower cubicle, ceramic tiled splashbacks and flooring.

BEDROOM TWO having bay window to the front and radiator.

BEDROOM THREE having windows to the side and rear and radiator.

BEDROOM FOUR having window to the side and radiator.

BEDROOM FIVE having window to the front and radiator.

BEDROOM SIX/STUDY having double opening patio doors onto front balcony, radiator, downlights and twin half glazed doors and side panel leading to the Landing.

FAMILY BATHROOM having window to the rear, stylish white suite comprising w.c., wash basin and bath, a large walk-in shower enclosure, ceramic tiled splashbacks, tiled floor, two chrome heated towel rails, wall lights and downlights.

OUTSIDE: To the front of the property is a private lawned garden with well stocked shrub and flower beds, pond and water feature, an extensive gravelled driveway giving parking for several vehicles, tall twin gates leading to further secure parking and twin garages with up-and-over doors to the front, built-in storage cupboards and storage area to the roof. To the rear is a private landscaped garden having an extensive patio area, raised well stocked beds and steps leading up to an extensive lawn with further raised beds and a variety of mature shrubs and trees, gravelled area leading to a Summer House which in turn extends to a raised decked sun terrace with a delightful garden structure.



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 Nottingham Road and after passing Palmerston Road on the left the property will be seen first on the left on the corner.

SECTION 21 DISCLOSURE: Under Section 21 of the Estate Agents Act we are obliged to point out that this property is owned by a member of staff.

Great Family Home

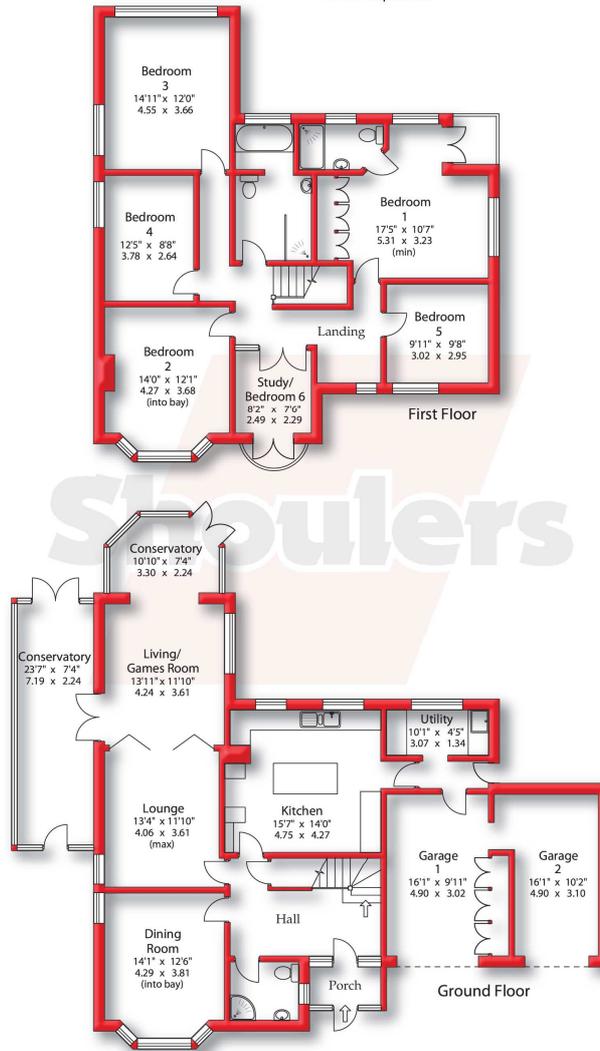


Landscaped Gardens



FLOOR PLAN

225 Nottingham Road.
Approx Gross Floor Area = 2849 Sq. Feet
= 264.10 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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