



ANEMONE CLOSE, MELTON MOWBRAY

Guide Price £385,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

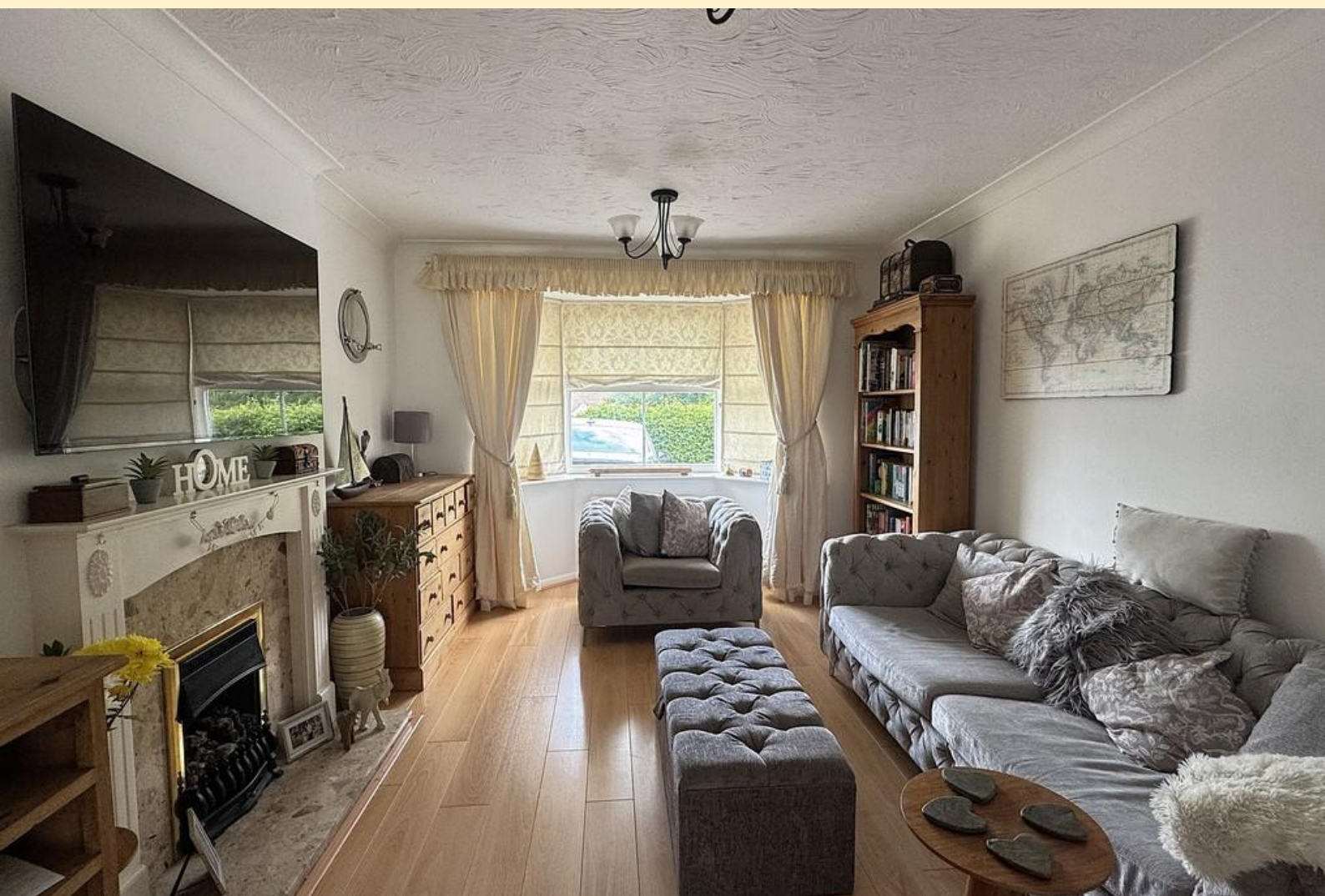
LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Beautifully presented, modern four bedroom detached house situated on the popular Kirby fields estate to the south side of Melton Mowbray. Within close proximity to local amenities and both primary and high schools.

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



PORCH Part glazed front door, fitted with a frosted casement window, into a neatly tiled entrance. A second part glazed door also adorned with frosted glass leads further into the home, giving privacy while allowing soft light to filter through.

ENTRANCE HALL Having a staircase rising to the first-floor landing, radiator and tiled flooring. Personnel door provides internal access to the garage, fitted cloak cupboard offers practical storage, and further doors lead to the main living areas.

CLOAKROOM 4'9" x 3'8" (1.45m x 1.14m) Comprising of a low flush WC and wash handbasin, extractor fan, radiator and laminate wood flooring.

LOUNGE 10'5" x 17'11" (3.18m x 5.47m) A generous walk in bay window to the front bathes the room in natural light, radiator, feature fireplace with a real flame coal effect fire, TV aerial point, luxury vinyl tiled flooring and a door through to the dining room.

DINING ROOM 8'3" x 12'1" (2.54m x 3.7m) With French doors opening to the conservatory, this room enjoys natural light and easy access to the garden beyond. Generous proportions offer ample space for a dining table-perfect for entertaining or everyday meals. Finished with luxury vinyl tiled flooring, radiator, and a door that door leads conveniently through to the kitchen, making mealtimes a breeze.

CONSERVATORY 18'4" x 12'8" (5.6m x 3.88m) A striking, light-filled room featuring a clear glass roof that invites the outdoors in. Comfort is ensured year round with a wall mounted air conditioning and heating unit, while power and lighting connections enhance practicality. French doors to the side, and a further single door give access to the garden, perfect for relaxed entertaining or peaceful retreat.

KITCHEN/BREAKFAST ROOM 10'5" x 10'4" (3.18m x 3.16m) A rear-facing window, with a fitted blind, invites natural light into this thoughtfully designed kitchen, where a range of eye level, base and drawer units are paired with striking black wood worktops and classic tiled splash backs. A double 'Belfast' sink unit, complemented by integrated appliances including an oven with gas hob, extractor hood, fridge freezer, and even a wine rack. There's plenty of room for a breakfast table ideal for morning coffees or casual meals while the statement chessboard tiled floor adds character. An archway leads seamlessly to the utility room, maintaining the home's easy flow.

UTILITY ROOM 5'0" x 7'4" (1.54m x 2.24m) A well-appointed utility with a range of wall units, black wood work surface and tiled splash back. There's plumbing in place for a washing machine, tumble dryer and dishwasher for convenience. A wall mounted, concealed boiler is tucked away for a clean finish. Distinctive chess-tiled flooring, which continues into the walk in cloak cupboard ideal for storage.

LANDING A frosted side window offers privacy while drawing in natural light. A built in airing cupboard neatly houses the hot water cylinder, and a loft hatch provides access to the insulated loft space. Doors lead off to;

BEDROOM ONE 12'6" x 10'5" (3.82m x 3.19m) A generously sized double bedroom having a window to the front which offers lovely views across the green, radiator, fitted wardrobes, carpet flooring and a door through to the ensuite shower room.

ENSUITE 5'4" x 6'11" (1.65m x 2.13m) A frosted side window ensures privacy while allowing soft natural light to filter through. The room is fitted with a classic three-piece suite, including a low flush WC, a pedestal wash hand basin, and a separate shower cubicle. Part tiled walls, shaver points and vinyl flooring.

BEDROOM TWO 12'9" x 9'3" (3.89m x 2.82m) Another good sized double bedroom having a window to the front which offers lovely views across the green, radiator, fitted wardrobes and laminate wood flooring.

BEDROOM THREE 10'2" x 9'9" (3.12m x 2.98m) Double bedroom with views of the rear garden radiator and laminate wood flooring.

BEDROOM FOUR 6'6" x 9'5" (1.99m x 2.88m) Single bedroom with views across the garden, ideal as a nursery or home office, radiator and laminate wood flooring.

BATHROOM 6'5" x 6'8" (1.98m x 2.05m) Comprising a low flush WC, pedestal wash hand basin, and paneled bath complemented by tiled splash backs. Obscure glazed window with fitted blind for privacy, extractor fan and vinyl flooring.

FRONT ASPECT A pristine pattern imprinted driveway, providing ample space for multiple vehicles. The sealed surface ensures long lasting protection against the elements, keeping maintenance to a minimum. Courtesy lighting to the front door and a side gate giving access to the rear garden.

GARAGE Having an up and over garage door, power and light, with internal access via a personal door to the entrance hall.

REAR GARDEN Designed for effortless enjoyment, this west facing garden combines practicality with charm. A paved patio sits just off the house, complete with a dedicated BBQ area, courtesy lighting, and a convenient outside tap, perfect for summer gatherings. Nestled nearby, a solid wood gazebo with integrated lighting and electrics offers a cosy retreat in all seasons. The artificial lawn keeps maintenance minimal, bordered by mature shrubs and trees that enhance privacy and create a tranquil atmosphere.

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.

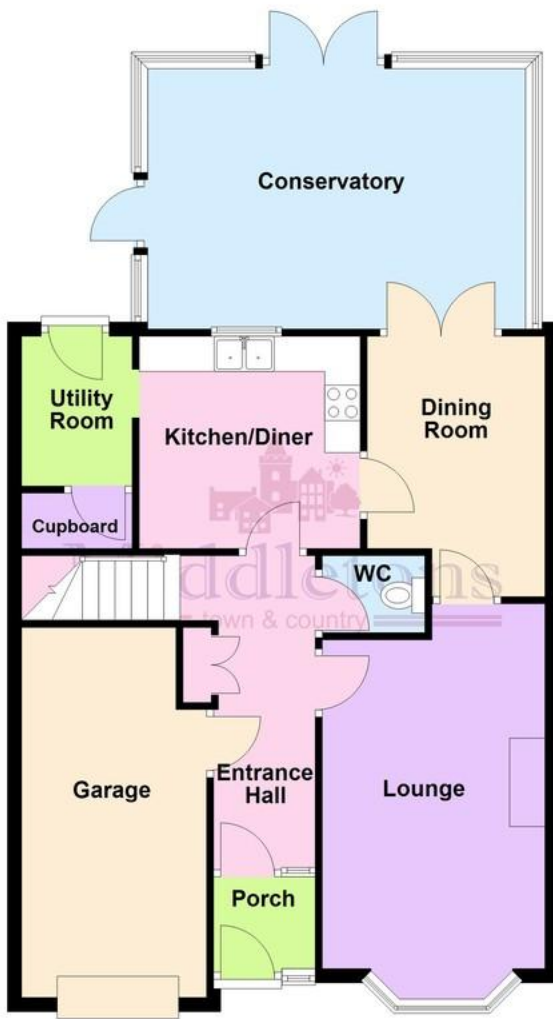
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Ground Floor



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