



## NEWPORT AVENUE, MELTON MOWBRAY

**Offers Over £335,000**

**Four Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**DOWNSTAIRS SHOWER ROOM**

**SOUTH FACING GARDEN**

**CLOSE TO LOCAL AMENITIES**

**OFF ROAD PARKING**

**DOWNSTAIRS BEDROOM**

**LOCAL SCHOOLS NEARBY**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

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Extended four bedroom semi-detached house with flexible accommodation which could lend itself to multi-generational living. Situated on the sought-after north side of Melton Mowbray. Ideally positioned within easy reach of well-regarded schools, the scenic Melton Country Park, and the town centre.

The accommodation on offer comprises; entrance hall, downstairs bedroom, shower room, lounge diner open plan to the kitchen, utility room and a sun room, to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a South facing, generous garden.



**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator, luxury vinyl tiled flooring and doors off to;

**LOUNGE/DINER** 26' 6" x 12' 11" (8.10m x 3.95m) This nicely proportioned and generous reception room has a bay window to the front aspect with a fitted blind and complimented by a curved radiator below. Striking Oak open fireplace-complete with tiled hearth, TV aerial point and carpet flooring. The dining area is open-plan to the kitchen making a great entertaining space. Having bi-folding doors to the sun-room, vertical radiator, handy built-in storage to the chimney breast and luxury vinyl tiled flooring continuing into the kitchen.

**KITCHEN** 7' 10" x 19' 10" (2.4m x 6.06m) Fitted with a generous range of sleek, wall, base and drawer units complimented with quartz work surfaces and encompassing a breakfast bar with three pendant lights over. Double Belfast sink with mixer tap over, Integrated appliances include a dishwasher, two eye level double ovens and an induction hob with extractor hood over. Window with a fitted blind looks across the garden and allows natural light to flow, LED lighting, luxury vinyl tiled flooring, door through to the utility room.

**UTILITY ROOM** 8' 4" x 9' 10" (2.56m x 3m) Having fitted wall units, wood work surface with space for a washing machine and tumble dryer, concealed, newly fitted Glow-worm central heating boiler. Window and external door to the rear garden, ample room for a work desk, tiled flooring and a door to the the shower room.

**SUN ROOM** 16' 7" x 8' 10" (5.08m x 2.70m) With windows to the side and rear framing delightful garden views, this inviting room offers a seamless connection to outdoor living via French doors that open directly onto the garden. Wood laminate flooring adds warmth and continuity, complemented by recessed lighting for a modern touch. A radiator ensures year-round comfort, making this a versatile space for relaxing, entertaining, or simply enjoying the natural backdrop.

**SHOWER ROOM** 6' 5" x 7' 9" (1.97m x 2.38m) Comprising of a corner shower cubicle, low flush WC and a wall mounted wash hand basin. Obscure glazed window for privacy, electric toothbrush/shaver point, radiator and tiled flooring.

**BEDROOM FOUR/HOME OFFICE** 15' 3" x 7' 9" (4.66m x 2.38m) Having a window to the front aspect, radiator, TV aerial point, LED lighting and carpet flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, hatch with pull down ladder to the boarded loft space and doors off to;

**BEDROOM ONE** 11' 9" x 12' 4" (3.6m x 3.78m) Having a window to the rear aspect, radiator, built-in storage cupboard, fitted wardrobes' and varnished floorboards.

**BEDROOM TWO** 11' 6" x 12' 1" (3.52m x 3.69m) Another good sized double room having a window to the front aspect with fitted blind, radiator and carpet flooring.

**BEDROOM THREE** 7' 3" x 7' 11" (2.21m x 2.42m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 7' 1" x 6' 10" (2.18m x 2.10m) Comprising of a panel bath with shower and glazed shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled walls and flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking and a gate to the side giving access to the rear garden.

**REAR ASPECT** Generous, landscaped south facing garden having a Porcelain paved patio adjacent to the house with courtesy lighting and a garden tap, stepping down to a formal lawn bordered with raised beds planted with a variety of well established shrubs creating privacy. A further patio area to the top of the garden with space for a garden shed, wood panel fencing to the boundary with double gates which open onto the allotments at the rear.

**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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.