



CAVALRY CLOSE, MELTON MOWBRAY

Asking Price Of £340,000

Four Bedrooms

Freehold



DETACHED HOUSE

TWO ENSUITES

GOOD SIZED GARDEN

CHAIN FREE

GARAGE AND DRIVEWAY

GARDEN ROOM

LOCAL SCHOOLS NEARBY

NORTH-WEST SIDE OF MELTON
MOWBRAY

01664 566258

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Offered with no upward chain, four bedroom detached house with a fabulous garden room making a fantastic home for a growing family. Situated to the north of Melton Mowbray on a much sought after residential area. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough.



The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, garden room, kitchen and utility room to the ground floor. Four bedrooms, two ensuite shower rooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a generous private rear garden.

ENTRANCE HALL Having a part glazed door with obscure glazed side panels into the entrance hall with stairs rising to the first floor landing, laminate wood flooring and doors off to;

CLOAKROOM Comprising of a low flush WC and wash hand basin, radiator and laminate wood flooring.

LOUNGE 10' 8" x 15' 9" (3.26m x 4.82m) Having a window and French doors to the garden room, radiator, feature fireplace with a real flame coal effect gas fire , TV aerial point and laminate wood flooring.

DINING ROOM 8' 11" x 9' 8" (2.73m x 2.95m) Having a window to the front aspect with fitted blind, radiator and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 8' 11" x 11' 3" (2.72m x 3.44m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for a dishwasher and space for a freestanding fridge freezer. Integrated Blomberg electric oven, Zanussi electric hob and extractor hood. Window to the rear aspect with fitted blind, LED lighting, radiator and vinyl flooring.

UTILITY ROOM 6' 11" x 6' 4" (2.12m x 1.94m) Base unit topped with work surfaces, stainless steel sink, space and plumbing for a washing machine and tumble dryer. Wall unit housing the central heating boiler, external door to the rear garden and vinyl flooring.

GARDEN ROOM 23' 3" x 8' 10" (7.1m x 2.7m) A great addition to the property creating a spacious living space to enjoy the garden all year round. Having French doors to the garden, fitted blinds to the windows and two skylights making the space light and airy. Two electric heaters, wall lights, electrical sockets and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor having access to the loft space, airing cupboard housing hot water cylinder with shelving, carpet flooring and doors of to;

BEDROOM ONE 12' 4" x 10' 5" (3.78m x 3.20m) Having a window to front aspect, radiator, double wardrobes, TV aerial point, carpet flooring and a door to the ensuite shower room.

ENSUITE 3' 10" x 7' 8" (1.18m x 2.34m) Comprising of a fully tiled double shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window to the side, radiator, electric shaver point, extractor fan, LED lighting and vinyl flooring.

BEDROOM TWO 11' 8" x 9' 8" (3.56m x 2.95m) Having a window to the front aspect, radiator, double wardrobes, carpet flooring and a door to the ensuite shower room.

ENSUITE 5' 6" x 5' 6" (1.7m x 1.69m) Comprising of a fully tiled shower cubicle, pedestal wash hand basin with tiled splash back and a low flush WC. Obscure glazed window to the side, electric shaver point, extractor fan, radiator and vinyl flooring.

BEDROOM THREE 10' 6" x 12' 0" (3.22m x 3.68m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 12' 10" x 6' 9" (3.92m x 2.06m narrowing to 1.7m) This 'L' shaped room has a window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 5" x 5' 7" (1.96m x 1.72m) Comprising of a panel bath, vanity unit wash hand basin and a close coupled WC. Obscure glazed window, LED lighting and vinyl flooring.

FRONT ASPECT Having a tarmac and block paved drive to the front providing ample off road parking, storm porch to the front door with courtesy lighting, access to the garage and a side gate to the rear garden.

GARAGE 8' 5" x 17' 2" (2.58m x 5.24m) Having an electric roller door, power and lighting.

REAR GARDEN Backing onto the playing fields, having a block paved patio area adjacent to the house, garden tap, raised lawn with established flower and shrub beds with wood panel fencing securing the boundary.

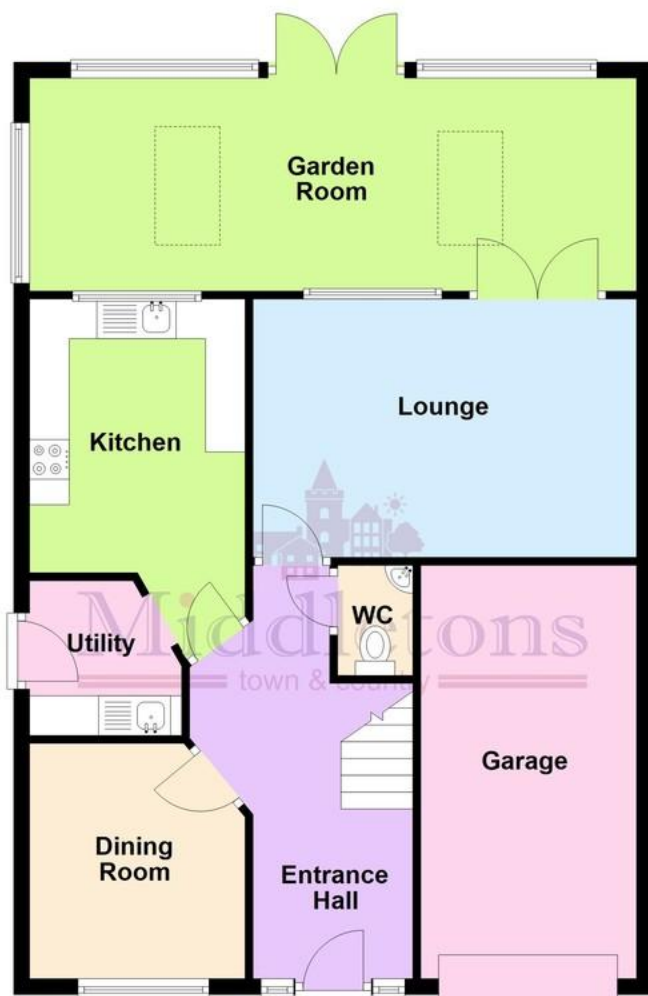
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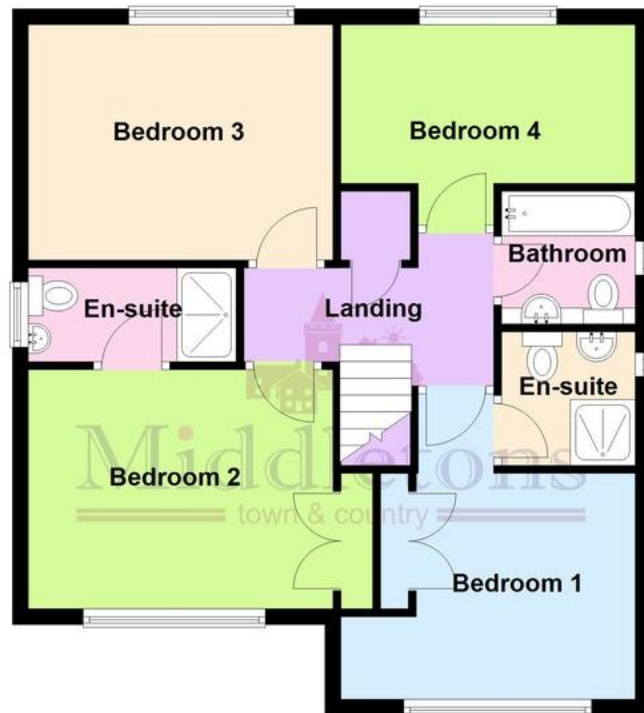




Ground Floor



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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.