



## CLEVES CLOSE, MELTON MOWBRAY

Asking Price Of £375,000

Four Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

LANDSCAPED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

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Offered with no upward chain this beautifully presented, four bedroom detached family home. Situated to the west side of Melton Mowbray within close proximity to local amenities, schools and the town centre.

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

**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor, radiator, Kamdean flooring and doors off to;

**CLOAKROOM** 2' 11" x 6' 9" (0.9m x 2.08m) Comprising of a low flush WC, pedestal wash hand basin, obscure glazed window for privacy, radiator and laminate wood flooring.

**LOUNGE** 10' 3" x 18' 9" (3.14m x 5.73m) Having a front facing walk-in bay window with fitted blinds, two radiators, feature Marble fireplace with electric fire, TV aerial point, carpet flooring and an opening through to the dining room.

**DINING ROOM** 11' 4" x 9' 3" (3.46m x 2.82m) Having French doors to the conservatory making a great space to entertain, radiator and carpet flooring. Door through to the kitchen.

**CONSERVATORY** 12' 11" x 8' 7" (3.96m x 2.62m) Having French doors opening onto the patio, electrical sockets, TV aerial point and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 13' 6" x 13' 11" (4.12m max x 4.26m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer, integrated Zanussi dishwasher, Neff electric oven and gas hob with extractor hood over. Window with fitted blinds and French doors to the garden, space for a breakfast table, radiator, LED lighting and tiled flooring. Door through to the utility room.

**UTILITY ROOM** 5' 2" x 8' 5" (1.58m x 2.59m) Fitted with wall, base and drawer units topped with work surfaces in keeping with the kitchen, space and plumbing for a washing machine, LED lighting, external door to the rear garden and tiled flooring.

**LANDING** Taking the return staircase to the first floor galleried landing, having a front facing window allowing plenty of natural light, loft hatch to the part boarded and insulated attic space, airing cupboard, carpet flooring and doors off to;

**BEDROOM ONE** 13' 3" x 10' 7" (4.04m x 3.25m) Having a rear facing window with views of the garden radiator, fitted wardrobe's along one wall, carpet flooring and door to the ensuite.

**ENSUITE** 3' 10" x 7' 3" (1.18m x 2.23m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, tiled walls, radiator LED lighting and vinyl flooring.

**BEDROOM TWO** 10' 11" x 11' 1" (3.35m x 3.38m) Having a rear facing window with views of the garden radiator and carpet flooring.

**BEDROOM THREE** 11' 0" x 9' 10" (3.36m x 3.0m) Having a front facing window, radiator and carpet flooring.

**BEDROOM FOUR** 8' 0" x 9' 6" (2.45m x 2.91m) Having a rear front facing window, radiator and carpet flooring.

**BATHROOM** 5' 8" x 11' 11" (1.75m x 3.65m) Comprising of a panel bath with shower over complemented with a glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, LED lighting, extractor fan, part tiled walls and vinyl flooring.

**FRONT ASPECT** Having a well established shrub bed to the front alongside a tarmac drive providing ample off road parking and access to the garage. Storm porch with courtesy lighting to the front door and a pathway to the side leads to the rear garden gate.

**GARAGE** 7' 11" x 15' 10" (2.42m x 4.83m) Having an up and over door, power and light connected.

**REAR GARDEN** This south-west facing garden has been beautifully landscaped to provide a walled paved patio seating area adjacent to the house with courtesy lighting, electrical sockets and a garden tap. Mature shrubs and trees to the border with wood panel fencing securing the boundary.

**AGENTS NOTE** TENURE Freehold. 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.

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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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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