



## SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £459,950

Four Bedrooms

Freehold



EXTENDED DETACHED HOUSE

VERSATILE ACCOMMODATION

NORWEGIAN BBQ HUT

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

LARGE WEST FACING GARDEN

MASTER SUITE

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)









Spacious and beautifully extended four-bedroom detached home nestled 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.

This fantastic family home offers versatile accommodation comprising; entrance hall, lounge, open-plan dining area, large sitting room, kitchen, utility and cloakroom to the ground floor. Master bedroom with en-suite and walk-in wardrobe, three further bedrooms and a family bathroom to the first floor. The property also benefits from generous off road parking, integral garage, large landscaped, west facing garden with a BBQ hut for entertaining.





**ENTRANCE HALL** Having an oak staircase rising to the first floor, under stair storage cupboard, radiator, laminate wood flooring and doors off to;

**LOUNGE** 13' 0" x 10' 11" (3.97m x 3.33m) Flooded with natural light from the stylish bow window to the front, this inviting reception room blends comfort and charm. A curved radiator nestles beneath the window, while a classic chimney breast houses a multi-fuel burner-perfect for snug evenings by the fire. Alcove shelving adds both character and functionality, and the laminate wood flooring provides a warm, practical finish.

**OPEN-PLAN DINING AREA** 12' 4" x 10' 11" (3.76m x 3.35m) Framed by French doors that open out onto the rear decking, this space naturally lends itself to indoor-outdoor entertaining. The laminate wood flooring flows seamlessly from the living room, creating a sense of continuity. A chimney breast with alcove shelving, complemented by soft wall lighting and a radiator to maintain year-round comfort.

**LIVING ROOM** 17' 8" x 12' 5" (5.4m x 3.8m) With both French doors to the rear and patio doors to the side, this airy room effortlessly connects to the outdoor spaces-perfect for summer gatherings. A feature fireplace with a cosy gas fire creates a warm focal point, while the laminate wood flooring adds practical elegance. A well-positioned radiator ensures comfort throughout the seasons.

**KITCHEN/BREAKFAST ROOM** 16' 4" x 7' 4" (5.0m x 2.25m) Beautifully appointed with a generous range of wall, drawer, and base units, this well-planned kitchen blends style with practicality. A breakfast bar sits beside the double glazed window overlooking the rear garden-perfect for morning coffee or informal meals. Solid wood work surfaces add warmth and durability, while the one and a half bowl sink is cleverly tucked into the bay window recess to the side. The Range Master cooker with extractor hood is a chef's dream, complemented by an integrated dishwasher and space for a fridge freezer. An inbuilt pantry offers excellent storage, while the tiled floor ensures both elegance and ease of maintenance. A radiator maintains comfort through every season, and a side door leads directly out-ideal for garden access or fresh air while cooking.

**UTILITY ROOM** This well-equipped utility room features a range of wall, drawer, and base units topped with roll-top work surfaces. A butler sink adds timeless appeal, set against tiled splash backs for easy maintenance. There's dedicated space and plumbing for both a washing machine and tumble dryer, and a wall-mounted Worcester boiler. The tiled flooring is both stylish and hard-wearing, and a rear door offers convenient access to the outdoors.

**CLOAKROOM** Comprising of a low flush WC with an obscure glazed window to the side allowing natural light.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with a window to the side, loft access hatch and doors off to;

**BEDROOM ONE** 23' 6" x 12' 5" (7.18m x 3.8m) A spacious principal bedroom boasts an extensive array of fitted wardrobes and drawer units along one wall-offering abundant storage. A rear-facing window floods the room with natural light, while a ceiling fan ensures comfort on warmer days. The carpeted flooring adds a cosy touch underfoot, and a door leads directly into the private ensuite.

**ENSUITE** 12' 5" x 7' 4" (3.8m x 2.26m) The en-suite features a modern vanity unit with inset wash hand basin and a close coupled WC along with a heated towel rail. A generous double shower cubicle complemented by part tiled walls and coordinating tiled flooring for easy upkeep. The obscure glazed window maintains privacy without compromising on natural light. Sliding doors lead through to a well-appointed walk-in wardrobe, fitted with shelving and hanging rails to keep everything neatly organised.

**BEDROOM TWO** 12' 5" x 10' 9" (3.8m x 3.3m) A well-proportioned double bedroom featuring a rear-facing window that draws in natural light. The space is warmed by a fitted radiator and finished with soft carpet flooring

**BEDROOM THREE** 10' 2" x 7' 8" (3.11m x 2.36m) Bright and welcoming, this comfortable double bedroom features a charming bow window to the front, complete with a curved radiator beneath. Built-in wardrobes provide practical storage without compromising on floor space with soft carpet flooring.

**BEDROOM FOUR** 7' 11" x 7' 10" (2.42m x 2.4m) Neatly proportioned and full of natural light, this additional bedroom features a front-facing window, fitted radiator, and cosy carpet flooring-perfect as a peaceful single room, nursery, or flexible home office space

**BATHROOM** 7' 10" x 6' 7" (2.4m x 2.03m) The family bathroom features a contemporary vanity unit with inset wash hand basin and close coupled WC, set against tasteful tiled splash areas for a clean, modern finish. A double-ended panel bath with central tap and shower attachment invites long soaks. The space is warmed by a heated towel rail and softened by natural light through an obscure glazed window and laminate wood flooring.

**FRONT ASPECT** To the front, a block-paved in-and-out driveway offers generous off-road parking for multiple vehicles and leads directly to the integral garage. A dwarf wall frames the boundary, adding subtle definition and character, while a side gate provides easy access to the rear garden.

**GARAGE** 17' 4" x 13' 1" (5.3m x 4.01m) The integral garage is equipped with an up-and-over door, power and lighting, and includes both a side personnel door and window for natural light and ease of access.

**REAR GARDEN** Enjoying a sunny west-facing aspect, the generous rear garden offers a fabulous blend of relaxation and entertaining spaces. Directly adjacent to the house, a raised composite deck features an undercover seating area with sleek glazed balustrade-perfect for alfresco dining whatever the weather. Steps lead down to a sheltered BBQ zone with power sockets. The formal lawn is framed by slate borders on either side, guiding you towards a charming Norwegian BBQ hut, which is included in the sale-a delightful spot for cosy gatherings all year round. The entire garden is fully enclosed with wood panel fencing, ensuring privacy and security.

**BBQ HUT** A standout feature of the garden, the charming Norwegian BBQ hut provides seating for up to ten guests-perfect for social gatherings or intimate family evenings. At its heart, a split-level grill allows you to cook indoors in all weather, while the central fire creates a cosy ambience ideal for relaxing with drinks and conversation. Whether hosting summer feasts or enjoying winter warmth, this unique space adds year-round appeal to the outdoor experience.

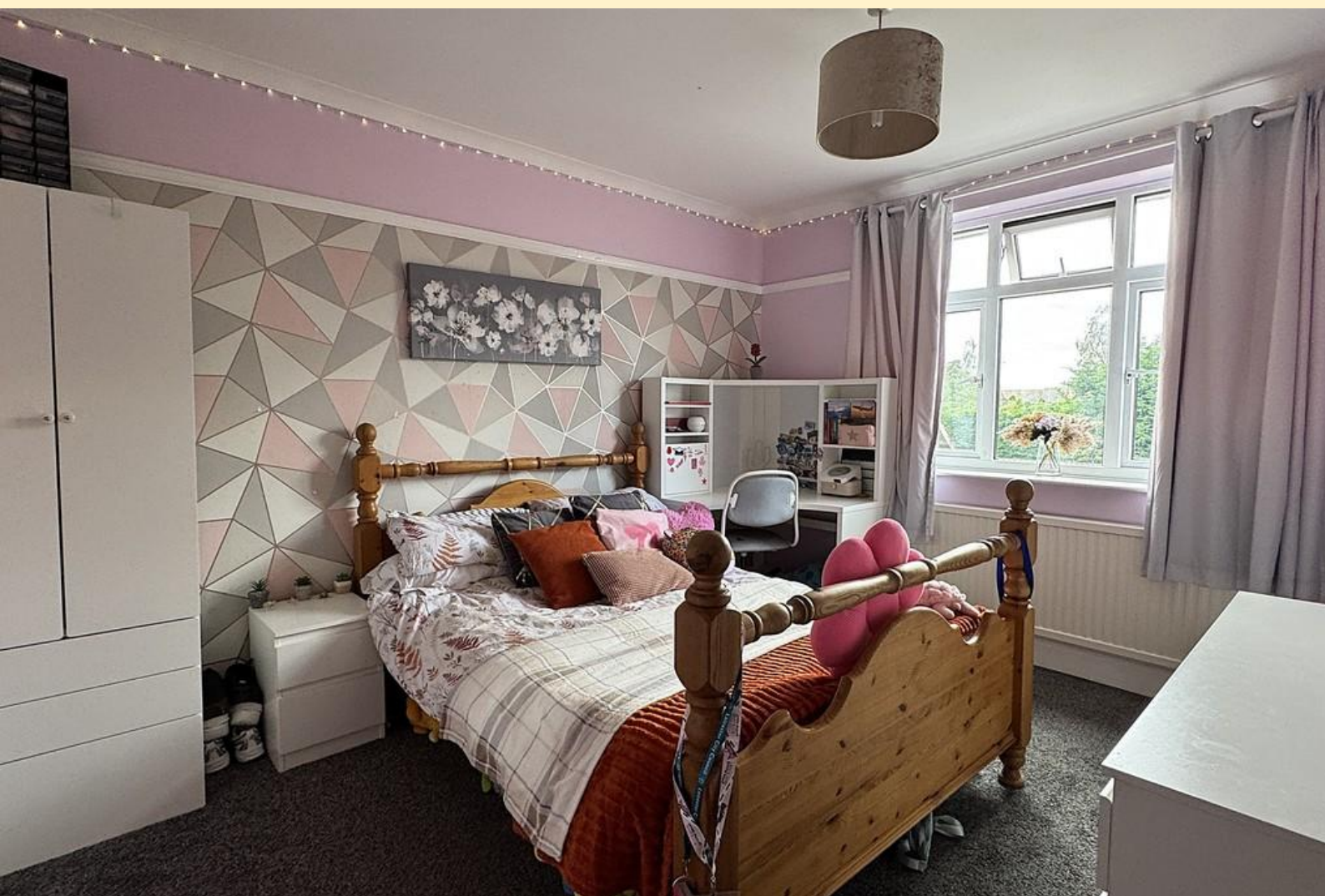
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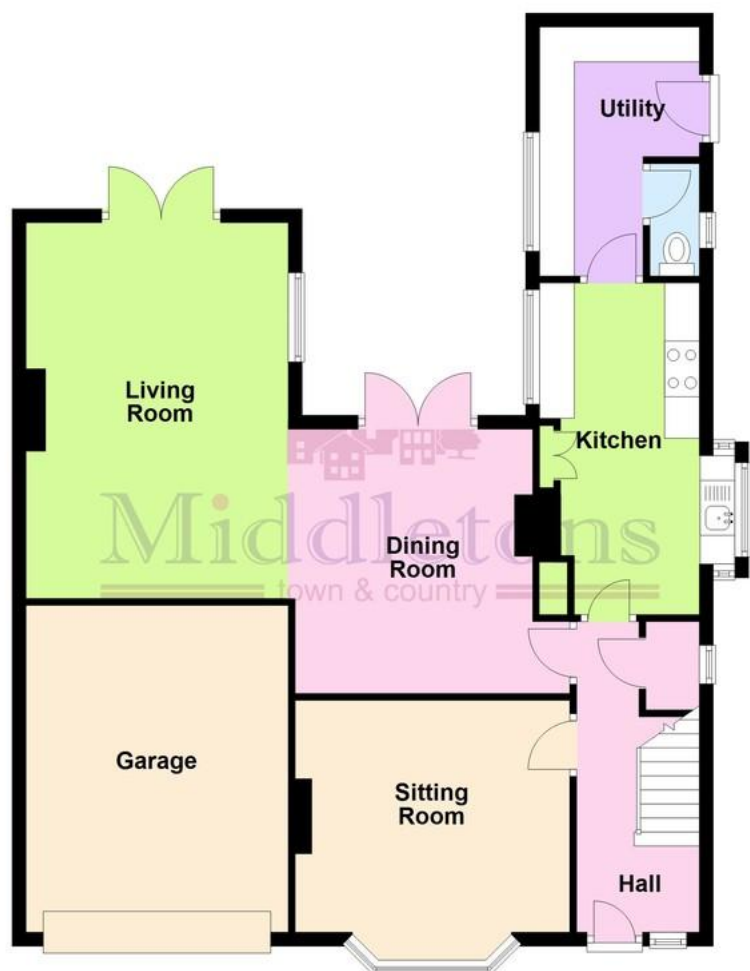








## Ground Floor



## 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>71 C</b>
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

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