



BURTON ROAD, MELTON MOWBRAY

Asking Price Of £235,000

Four Bedrooms

Leasehold



DUPLEX APARTMENT

SPACIOUS ACCOMMODATION

COMMUNAL GARDENS

GOOD COMMUTER LINKS

OFF ROAD PARKING

FOUR BEDROOMS

LOCAL SCHOOLS NEARBY

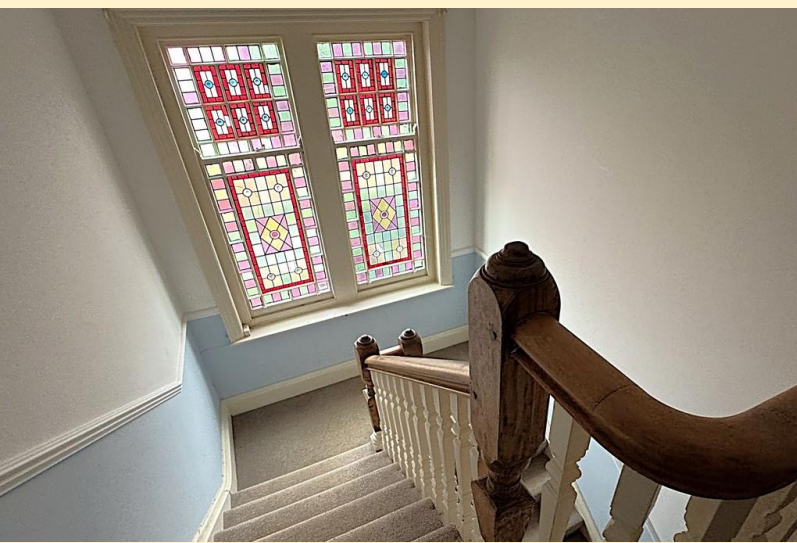
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Set within a grand Edwardian Manor House dating back to the early 1900s, this spacious duplex apartment offers a unique blend of period elegance and contemporary living. One of just four beautifully converted residences, with generous proportions and timeless architectural character. Perfectly positioned within walking distance of the town centre, train station and local schools.

The accommodation on offer comprises; entrance hall, kitchen diner and shower room to the first floor, lounge and four good sized bedrooms and dressing rooms to the second floor. Having elevated views over the town, the property also benefits from off road parking for two vehicles and communal gardens.

COMMUNAL ENTRANCE Door on the ground floor, into the communal entrance hall, taking the stairs to the first floor landing having a period stained glass window to the half landing and the front door to the apartment

ENTRANCE HALL Having stairs rising to the second floor landing, under stairs cupboard housing the central heating boiler, radiator, engineered wood flooring, double glazed window to the rear aspect and solid wood doors off to;

KITCHEN/DINER 14' 4" x 13' 10" (4.38m x 4.23m) Fitted with modern range of wall, drawer and base units topped with wood work surfaces, tiled splash areas, Belfast sink with mixer tap over, electric range oven with seven ring gas hob and extractor hood over. Integrated appliances to include; dishwasher, washing machine and fridge freezer. Ample room for a dining table, having a double sash window, high ceiling with decorative period coving, radiator and engineered wood flooring.

SHOWER ROOM 9' 1" x 8' 11" (2.77m x 2.74m) The shower room is finished in a fresh, modern style, featuring a crisp three-piece white suite. It includes a low-flush WC, a wash hand basin set within a sleek vanity unit, and a generous double walk-in shower cubicle. Additional touches include a wall-mounted heated towel rail and ceiling spotlights.

LANDING Taking the stairs from the entrance hall to the second floor landing with solid wood doors off to;

LOUNGE 14' 2" x 14' 6" (4.32m x 4.42m) Brimming with charm, this cosy lounge offers the perfect retreat for relaxation. A classic sash window allows natural light to filter in, while the decorative exposed brick fireplace adds a rustic focal point. The room is finished with laminate wood flooring and a radiator.

DRESSING AREA 6' 11" x 11' 6" (2.11m x 3.52m) Having a Velux window with fitted blackout blind, built-in drawers and wardrobes are neatly tucked into the eaves, maximizing storage, space for a dressing table, carpet flooring continuing through to the main bedroom.

BEDROOM ONE 11' 11" x 13' 7" (3.65m x 4.16m) Spacious principle bedroom, having a Velux window with fitted blackout blind, radiator and carpet flooring.

BEDROOM TWO 8' 7" x 11' 11" (2.62m x 3.64m)

Currently used as a home office having a sash window, radiator and carpet flooring.

BEDROOM THREE 8' 2" x 11' 8" (2.49m x 3.57m) Another good sized double room with plenty of character having a Velux window, walk in wardrobe, radiator and carpet flooring.

BEDROOM FOUR 9' 1" x 9' 6" (2.79m x 2.91m) Smallest of the double rooms having a sash window, radiator and carpet flooring.

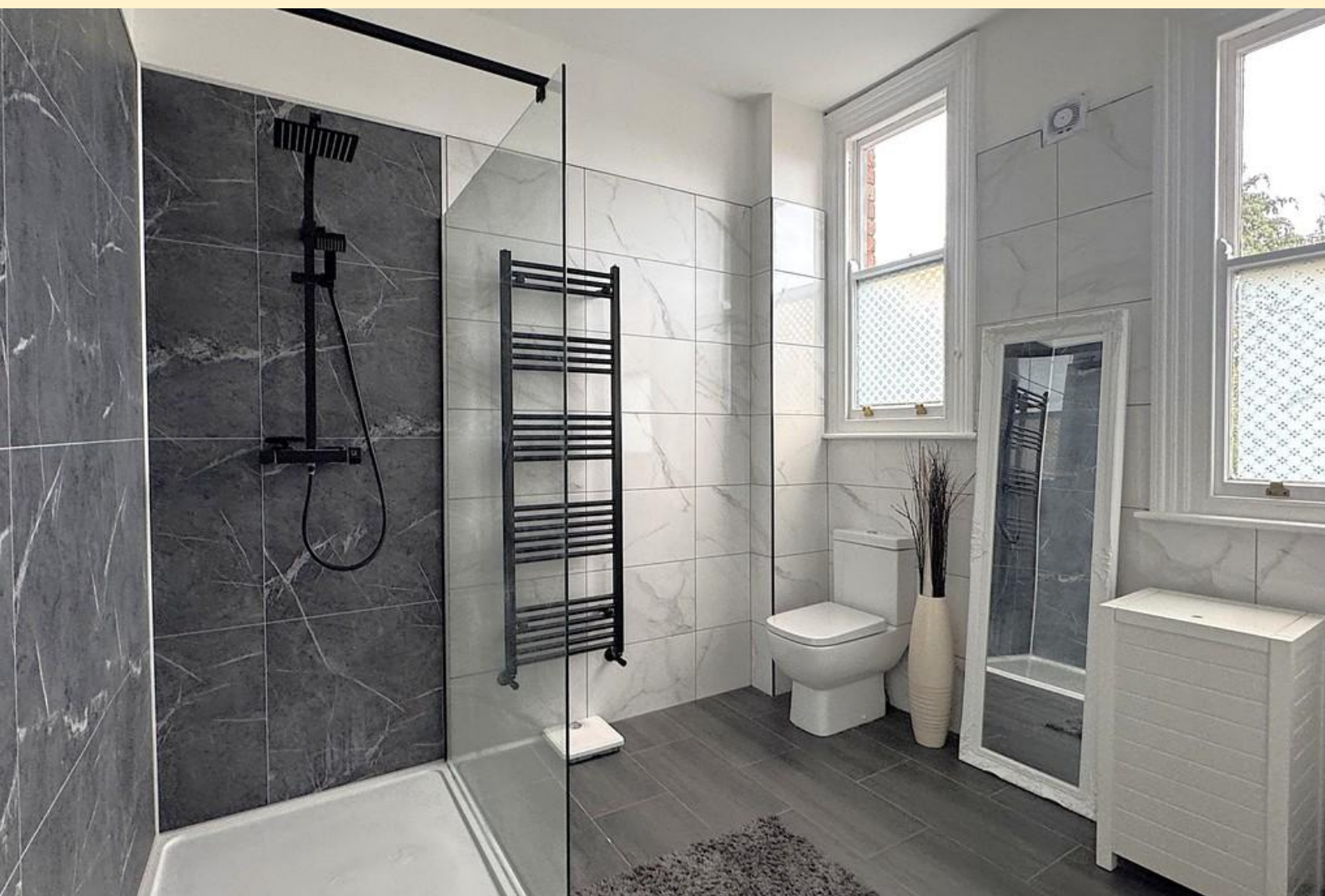
OUTSIDE SPACE To the front of the property is a communal driveway with two allocated parking spaces. To the rear is a communal garden with a decked seating area and separate outside storage area for the property.

LEASEHOLD INFORMATION The lease was granted in 2000 for 125 years. The Freehold is owned by Ashall management Ltd. The directors of Ashall management Ltd are the four owners of the four flats in the building, each owning one quarter of the freehold and each paying £50.00 pcm for the ground rent inclusive of the annual buildings insurance, the upkeep of the building and its surroundings including the stone driveway, flower beds and communal garden.

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.

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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		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		