



## ASHTON CLOSE, MELTON MOWBRAY

Asking Price Of £280,000

Four Bedrooms

Freehold



END-TERRACE HOUSE

DOWNSTAIRS WC

WEST FACING GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE

GARDEN POD

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented four-bedroom end of terrace house tucked away on a quiet Cul-De-Sac to the south side of Melton Mowbray. Ideally positioned within walking distance of local schools, train station and the town centre.

The accommodation on offer comprises: entrance hall, cloakroom, lounge and an open plan kitchen diner to the ground floor. Four bedrooms and a family shower room to the first floor. Outside the property benefits from a landscaped low maintenance front garden, garage, and a good sized rear garden with a garden pod. .



**ENTRANCE HALL** Having a return staircase rising to the first floor, under-stairs storage cupboard, utility cupboard with plumbing for a washing machine, two modern radiators, Amtico flooring, external door to the garden and internal doors off to:

**WC** 2' 11" x 5' 3" (0.91m x 1.62m) Comprising of a low flush WC and a vanity unit wash hand basin, extractor and Amtico flooring.

**LOUNGE** 11' 4" x 15' 4" (3.46m x 4.69m) A nicely proportioned reception room having a dual aspect windows allowing plenty of natural light to filter through, a radiator, feature oak fireplace inset with a multi-fuel burner for cosy night in. Glazed French doors to the kitchen diner and LVT flooring.

**KITCHEN/DINER** 14' 11" x 15' 5" (4.57m x 4.70m) A spacious kitchen diner having dual aspect windows and French doors opening onto the rear patio making a great space to entertain. The kitchen has been fitted with a sleek range of wall, base and drawer units topped with granite work surfaces, double under-mount sinks with mixer tap over Integrated appliances comprise a dishwasher, fridge freezer, Bosch eye level double oven and an electric hob with extractor hood over. Amtico flooring with electric under floor heating, floor standing Potterton central heating boiler, LED lighting and a modern radiator.

**LANDING** Taking the return staircase to the first floor which has a window to the side aspect, hatch with pull down ladder to the part boarded loft space and doors off to:

**BEDROOM ONE** 10' 2" x 11' 9" (3.11m x 3.6m) Having dual aspect window with far reaching views across the town, radiator, built-in wardrobe and carpet flooring.

**BEDROOM TWO** 11' 8" x 8' 8" (3.58m x 2.66m) Having dual aspect windows, radiator, built-in wardrobe and carpet flooring.

**BEDROOM THREE** 9' 2" x 9' 2" (2.8m x 2.8m) Having a front facing window, radiator and carpet flooring.

**BEDROOM FOUR** 6' 7" x 8' 9" (2.03m x 2.68m) Having a front facing window, radiator and carpet flooring.

**SHOWER ROOM** 5' 0" x 9' 11" (1.54m x 3.03m)

Comprising of a shower cubicle with a rainfall shower head and shower riser, vanity unit wash hand basin with a LED lit mirrored demist wall cabinet above, heated towel rail and a dual flush WC. Obscure glazed window for privacy, airing cupboard, tiled walls and flooring.

**FRONT ASPECT** Landscaped for easy maintenance, the front approach features steps leading down to the front door, bordered by raised planters filled with established shrubs and seasonal flowers that create strong kerb appeal. Discreet courtesy lighting softly illuminates the pathway and planting, enhancing the frontage during the evening. A dedicated wheelie-bin storage area with sloping access for ease of use completes the space.

**GARAGE** Located to the side of the property in a block of garages, having an up and over door, power and lighting. Personnel door to the rear garden.

**REAR GARDEN** This west-facing garden offers a wonderfully versatile outdoor space, beginning with a patio area adjacent to the house and a further decked seating area with pergola, providing both sunny and shaded spots throughout the day. Steps lead down to the formal lawn, framed by planted borders, a wildlife pond, mature trees (both with TPO's) and boundary hedging that create excellent privacy. The garden extends to the side where you'll find a productive vegetable garden with raised beds and a pathway leading to the charming garden pod, "Womble Cottage". Additional features include a garden tap, outdoor electrical sockets and discreet courtesy lighting.

**WOMBLE COTTAGE** Ideal as a home office or hobby space being fully insulate with power and lighting.

**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.







## 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		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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