



BELVOIR AVENUE, AB KETTLEBY

Asking Price Of £325,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

LARGE LANDSCAPED GARDEN

GOOD COMMUTER LINKS

AMPLE OFF ROAD PARKING

OPEN-PLAN LIVING

LOCAL SCHOOLS NEARBY

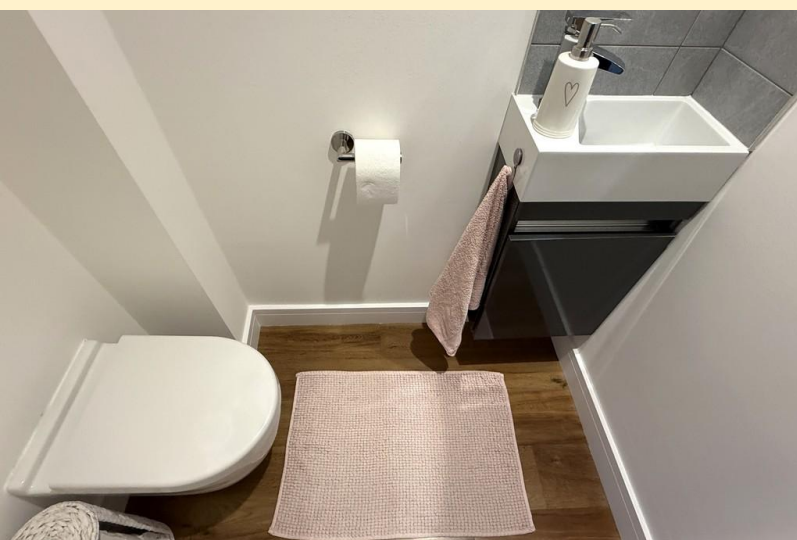
NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

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This beautifully appointed three bedroom detached house occupying a generous plot in the village of Ab Kettleby. Approximately three miles north of the market town of Melton Mowbray. The village has a primary school and the Sugar Loaf public house and is ideally situated for commuting to Leicester, Nottingham and Loughborough.

The accommodation on offer comprises: entrance hall, cloakroom, lounge, open-plan living/dining kitchen and utility room to the ground floor. Three good sized bedrooms and a four-piece family bathroom to the first floor. Outside the property benefits from ample off road parking and a large rear garden backing onto the open countryside.

ENTRANCE HALL Part-glazed door and matching side panel allow natural light to filter into the welcoming entrance hall, where an oak staircase rises to the first floor. The space features LVT flooring, LED lighting, underfloor heating and oak doors leading off to the ground-floor accommodation.

CLOAKROOM 2' 8" x 4' 8" (0.83m x 1.44m) Comprising of a close coupled WC and a vanity unit wash hand basin, LED lighting, extractor fan and LVT flooring with under heating.

LOUNGE 10' 8" x 15' 6" (3.27m x 4.74m) A well-proportioned room featuring a front facing window with fitted blinds, under floor heating, log burner, LED lighting, TV aerial point and LVT flooring.

LIVING/KITCHEN/DINER 14' 7" x 16' 11" (4.45m x 5.18m) A superb open-plan space designed for entertaining, with bi-fold doors that open out to the landscaped rear garden and Velux windows drawing natural light throughout the day. The kitchen is fitted with a quality Howdens range of wall, base and drawer units together with a central island breakfast bar, all finished with granite work surfaces and an under-mount sink with mixer tap. Integrated appliances include a Bloomberg dishwasher, fridge, freezer, Electrolux eye-level double oven and a Lamona electric hob with extractor above. Additional features include LED lighting, a TV aerial point and LVT flooring with under heating. An oak door leads through to the utility room.

UTILITY ROOM 4' 7" x 10' 8" (1.4m x 3.26m) Fitted with base units topped with work surfaces and a stainless-steel sink and drainer with mixer tap, this practical utility space offers room for both a washing machine and tumble dryer. An obscure glazed window allows natural light to filter through while maintaining privacy, complemented by an extractor fan and LVT flooring with under heating.

LANDING Taking the glazed oak staircase to the first-floor landing, where a side-facing window provides natural light. There is a hatch to the loft space, which benefits from lighting and houses the Worcester Bosch central heating boiler. Oak doors lead off to:

BEDROOM ONE 11' 5" x 10' 11" (3.5m x 3.35m) Enjoying a window fitted with a blind and offering lovely views over the garden and countryside beyond. The room features a radiator, fitted sliding wardrobes, a stylish feature panel wall, LED lighting and LVT flooring.

BEDROOM TWO 9' 11" x 10' 8" (3.04m x 3.27m) Enjoying a window fitted with a blind to the front, radiator, fitted sliding wardrobes, LED lighting and LVT flooring.

BEDROOM THREE 8' 6" x 7' 7" (2.61m x 2.32m) Enjoying a window fitted with a blind and offering lovely views over the garden and countryside beyond. The room features a radiator, fitted LED lighting and LVT flooring.

BATHROOM 7' 0" x 7' 9" (2.14m x 2.37m) Comprising double ended panel bath, shower cubicle with a fixed rainfall shower, dual flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window fitted with a blind for privacy, LED lights, half tiled walls and LVT flooring.

FRONT ASPECT Offering a generous block-paved driveway providing ample off-road parking, with sensor-activated security lighting and wood-panel fencing enclosing the boundary.

REAR GARDEN A generous garden backing onto open countryside, beautifully landscaped to include an extensive porcelain-tiled patio with a wooden pagoda, an ideal space for entertaining and summer barbecues. Raised sleeper beds planted with flowers bring colour and interest, while a paved pathway leads across the formal lawn to the garden shed. Wood-panel fencing encloses the boundary, providing privacy and complemented by courtesy lighting.

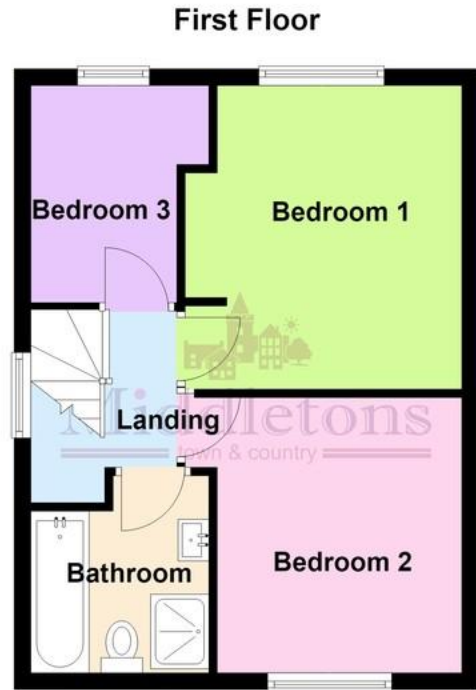
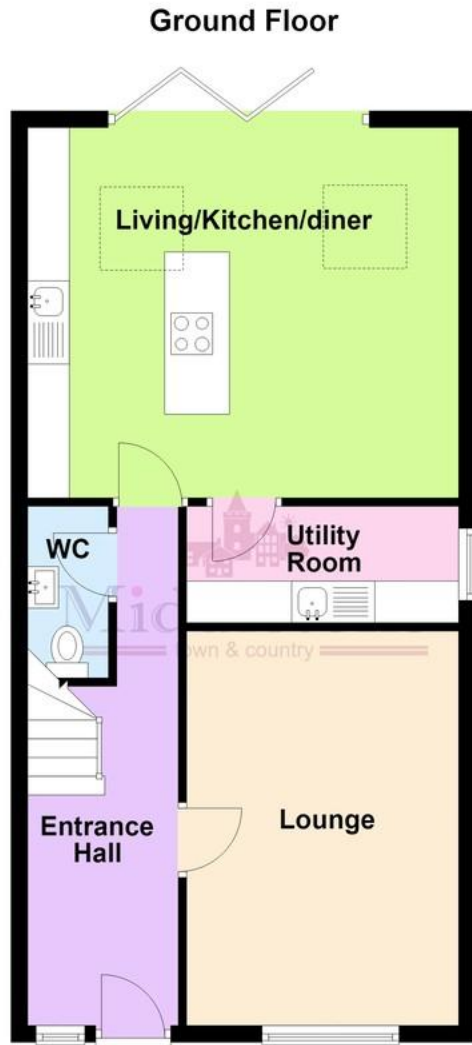
AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate 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.









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		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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