



KINGS ROAD, MELTON MOWBRAY

Asking Price Of £260,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

LARGE LANDSCAPED GARDEN

CLOSE TO THE TOWN CENTRE

PERIOD FEATURES

CONSERVATORY

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Beautifully presented and full of character, this three bedroom semi-detached home on the north side of Melton Mowbray offers original features throughout. Ideally placed for local schools, amenities and the town centre, it's a charming property with plenty to offer.

The accommodation on offer comprises: porch, entrance hall, lounge, dining room, kitchen, utility area and cloakroom to the ground floor. Three double bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance front and side garden and a generous, private landscaped rear garden.



PORCH Part glazed door into the porch with original tiled floor and further glazed door into the entrance hall.

ENTRANCE HALL Having a staircase rising to the first floor, this entrance space features a radiator and the original period decorative tiled floor. A wood door leads through to the dining room.

LOUNGE 11' 7" x 13' 7" (3.55m x 4.16m) Enjoying a front-facing walk-in bay window with fitted blinds, this inviting reception room is filled with natural light. The focal point is the fireplace inset with a multi-fuel burning stove, perfect for cosy evenings. Additional features include a radiator, central ceiling rose with pendant, coving and laminate wood flooring that continues through to the dining room.

DINING ROOM 12' 5" x 11' 9" (3.81m x 3.6m) With a french doors to the garden and radiator, this charming room is enhanced by a decorative period cast-iron fireplace. A generous under-stair cupboard provides useful storage with fitted shelving and lighting. From here, a step leads down into the kitchen, creating a lovely flow through the home.

KITCHEN 9' 7" x 9' 11" (2.94m x 3.04m) Recently fitted with a stylish range of wall, base and drawer units with under-lighting, this kitchen is finished with work surfaces inset with a Belfast sink. Integrated appliances include a dishwasher, eye-level double oven and a five-ring gas hob with extractor above. A window overlooks the side garden, while a radiator with a vented worktop ensures heat circulates evenly. Tiled flooring continues seamlessly through to the utility room.

UTILITY ROOM This practical area includes an integrated fridge freezer, an integrated washer dryer and microwave. A folding door opens to the cloakroom, with a further door leading through to the conservatory.

CLOAKROOM Comprising of a low flush WC and a wall mounted wash hand basin, radiator, tiled flooring and an obscure glazed window for privacy.

CONSERVATORY 8' 10" x 11' 0" (2.71m x 3.37m) A great space to enjoy the garden through the seasons, having French doors opening onto the patio and tiled flooring.

LANDING Taking the stairs to the galleried landing having a hatch with pull-down ladder to the part boarded and insulated loft space. Fitted storage cupboard which could, subject to planning, provide space for a staircase. Wood latch cottage doors off to;

BEDROOM ONE 11' 3" x 12' 8" (3.43m x 3.87m) A generous double featuring a front-facing window with fitted blinds, an original cast iron fireplace, built-in storage with shelving and hanging rails, radiator, and carpet flooring, this room offers practical comfort with a clean, organised feel.

BEDROOM TWO 9' 3" x 12' 2" (2.82m x 3.73m) Featuring a rear-facing window with fitted blinds, radiator, an original cast iron fireplace, carpet flooring, and a charming stained-glass door, this room blends period character with everyday comfort.

BEDROOM THREE 7' 10" x 9' 8" (2.41m x 2.96m) A versatile double bedroom currently styled as a home office, featuring a rear-facing window with fitted blinds, radiator, decorative fireplace, exposed brick feature walls and varnished floorboards for a warm, characterful finish.

BATHROOM 6' 9" x 6' 5" (2.08m x 1.98m) Comprising a vanity unit wash hand basin, panel bath with rainfall shower head and shower riser paired with a glazed shower screen, low-flush WC, and a Victorian-style radiator with towel rail, this bathroom blends classic character with modern practicality. An obscure glazed window provides privacy, while tiled flooring completes the space with a clean, durable finish.

FRONT ASPECT The property enjoys a low-maintenance shingle frontage, enclosed by a walled boundary with two gated access points and side access leading through to the rear garden.

REAR GARDEN With a shingle bed and garden tap right by the house, the garden opens into an extensive paved patio that's perfect for relaxed outdoor dining, bordered by raised shingle beds for a soft, natural feel. A formal lawn sits at the heart of the space, framed by mature damson, bay and cherry blossom trees that bring colour and seasonal interest. Toward the rear, a further shingle seating area offers a quiet spot to unwind against a backdrop of trees, accompanied by an outbuilding and a brick log store.

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.

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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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		