

DULVERTON ROAD

MELTON MOWBRAY, LEICESTERSHIRE



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A WELL-PRESENTED AND EXTENDED THREE-BEDROOM PROPERTY LOCATED
IN THE POPULAR MARKET TOWN OF MELTON MOWBRAY



2 Dulverton Road

Melton Mowbray
Leicestershire
LE13 0SF

Kitchen Diner • Sitting Room • WC & Utility •

Two Double Bedrooms • One Single
Bedroom • Bathroom • Off-Road Parking
• Generous Garaging • Terraces & Garden

ACCOMMODATION

Enter the property through a part glazed front door and into the hall way, with stairs rising to the first floor and doors off into the rest of the ground floor accommodation. A door to the right of the hallway opens into the well-proportioned sitting room with large bay window to the front allowing the light to flood in. This room then flows on into the extended kitchen diner.

The kitchen area of this room has tiled floors and a range of high gloss cupboards and drawers under wooden work surfaces. The double sink with mixer-tap over is positioned under the window with views out over the garden and town beyond. Within the kitchen there is an integrated dishwasher and space for a range cooker. On the other side of the kitchen sits the dining area with large patio doors opening out to the terrace and gardens

Off the kitchen sits the utility room with a door out to the front of the property and a further leading to the single garage. The utility has laminated flooring and ample space for storage and white goods plus a useful second sink. The downstairs accommodation is completed by the cloakroom with low flush WC and pedestal wash hand basin.

The upstairs accommodation comprises of two good sized double bedrooms and a single. The largest double sits to the rear of the property with built in wardrobes and views over the garden and town beyond. The remaining bedrooms sit to the front of the property. The family bathroom has a tiled floor, a panel bath with shower over and a large rain shower head, a pedestal wash basin and a low flush WC.

OUTSIDE

To the front is a large gravelled drive offering ample off-street parking for three cars. To the rear, glazed doors from the dining area open onto a large paved terrace with access into the garage and steps down onto the main garden. This area is mainly laid to lawn with well stocked borders to both sides and a pretty water feature. At the end of the garden is a large wooden decking area offering a further entertaining space useful during the warmer months or alternatively a great separate children's play area. The garden is completed by a wooden shed with ample storage for garden tools.

LOCATION

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

SERVICES & COUNCIL TAX

All mains' services & gas central heating
Tax band C

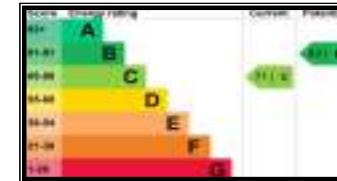
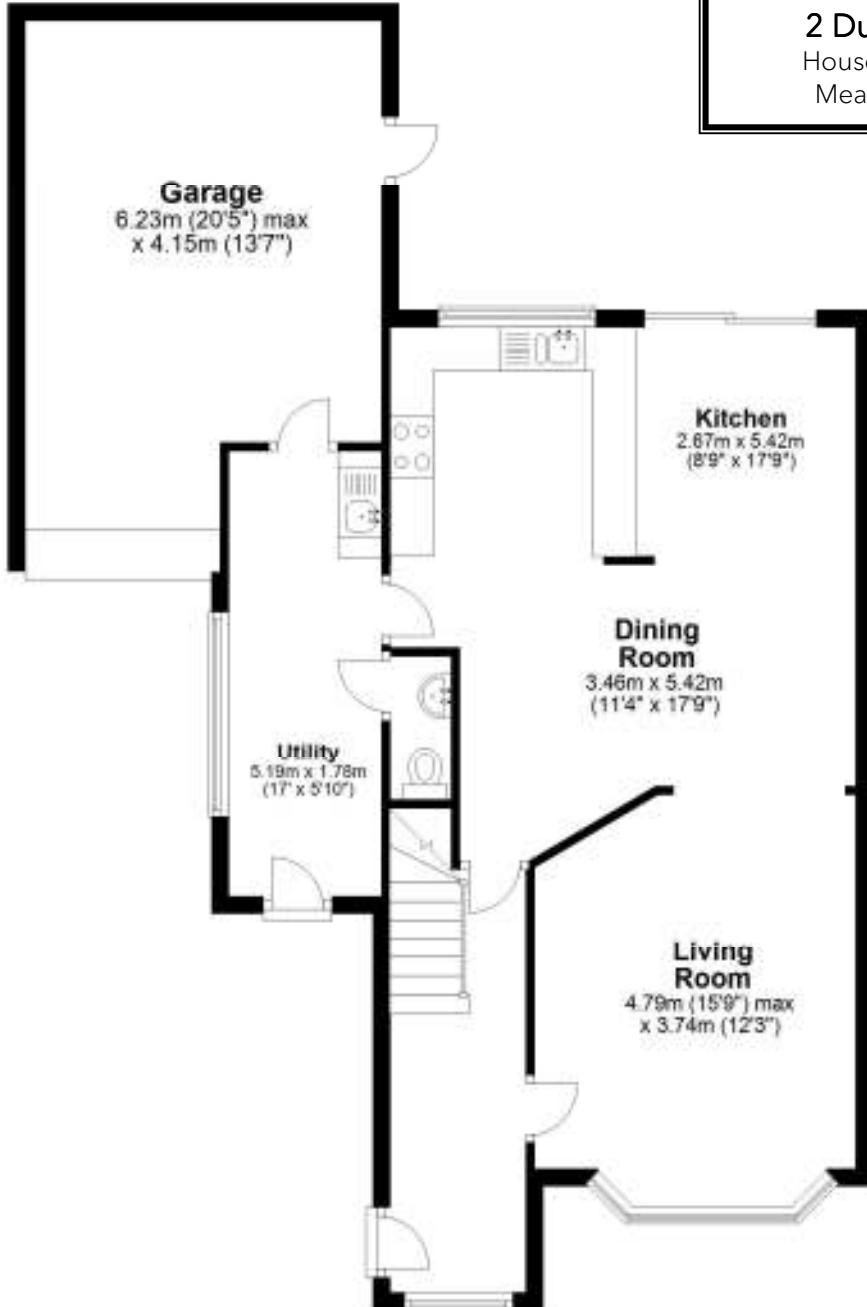




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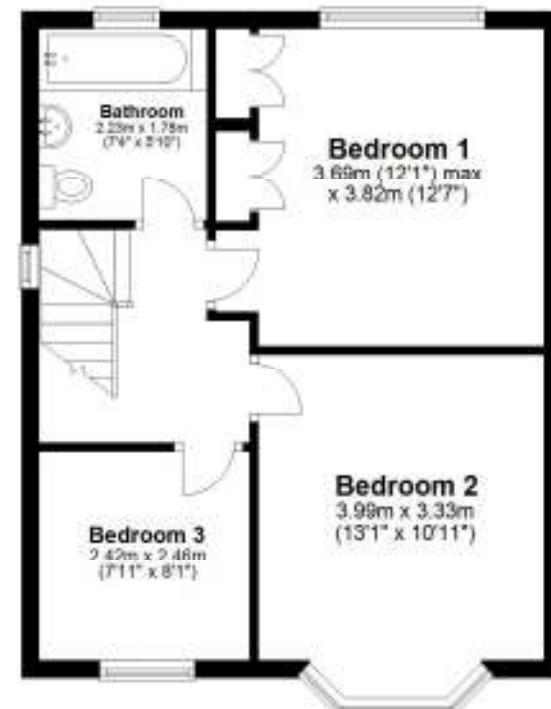
House Total Approx Gross Internal Floor Area = 1169.4sq ft / 108.6sq mt.

Measurements are approximate, not to scale, illustrative purposes only.



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.