



36 DICKENS DRIVE

MELTON MOWBRAY, LE13 1HZ

Guide price:
£259,950
NO CHAIN

A modern split level four bedroom detached house situated in a popular residential area to the north of the town currently backing onto open countryside and very convenient for John Ferneley College. Gas fired central heating, upvc double glazing, Entrance Hallway, Cloakroom/w.c., Lower Hallway with spacious Lounge, separate Dining Room, Conservatory, Fitted Kitchen, Utility Room, First Floor Landing, four Bedrooms and Bathroom. Front garden and driveway, single garage and a good sized private rear garden.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Quiet location



This stylish split level designed four bedroom detached house is situated in a popular and quiet location to the north of the town centre and currently backs onto open countryside. The property is conveniently located for access to John Ferneley College and would now benefit from some further upgrading. The accommodation has gas fired central heating and upvc double glazing, Entrance Hall, Cloakroom/w.c., stairs to Lower Hallway with spacious Lounge, separate Dining Room, Conservatory, Fitted Kitchen, Utility Room, First Floor Landing, four Bedrooms and Family Bathroom. Outside to the front of the property is a sloping lawned garden with driveway leading to a single garage and to the rear is a private good sized mature garden.

Viewing highly recommended

ACCOMMODATION

OPEN PORCH with front door leading to:-

ENTRANCE HALL with staircases down to the Lower Hall and up to the First Floor Landing.

CLOAKROOM/W.C. having window to the rear, w.c. with concealed cistern, wash basin, radiator and tiled splashbacks.

LOWER HALL with radiator and under stairs storage cupboard.

LOUNGE having window to the front and square bay window to the front, white fire surround with marble back cloth and hearth and space for fire, two radiators and half glazed door to the Hallway.

DINING ROOM having patio doors to the rear leading to the Conservatory, radiator.

CONSERVATORY with brick base and upvc double glazed windows with double glazed roof panels and twin patio doors to the side.

FITTED KITCHEN having window to the rear, oak fronted base and wall units with work surfaces, stainless steel sink top, electric ceramic hob with built under electric oven and cooker hood, integrated fridge freezer, tiled splashbacks and radiator. Door to:-

UTILITY ROOM having window and door to the side, fitted base units with work surfaces, stainless steel sink top, space and plumbing for washing machine and other appliances and ceramic tiled splashbacks.

FIRST FLOOR LANDING with Loft access, storage cupboard and built-in airing cupboard with hot water cylinder.

BEDROOM ONE having window to the front, radiator and built-in wardrobes.

BEDROOM TWO having window to the rear and radiator.

BEDROOM THREE having window to the front and radiator.

BEDROOM FOUR having window to the rear and radiator.

BATHROOM having window to the side with modern suite comprising w.c. with concealed cistern, vanity unit with wash basin and bath with shower above, tiled walls and heated towel rail.

OUTSIDE: To the front of the property is a sloping lawned garden with shrub and flower beds and driveway giving off-road parking leading to a single garage with up-and-over door to the front, door and window to the rear and wall mounted central heating boiler. To the rear is a private mature garden with patio area, lawn, raised sloping well stocked beds, mature hedging and trees to the rear, greenhouse, shed and gated side access.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

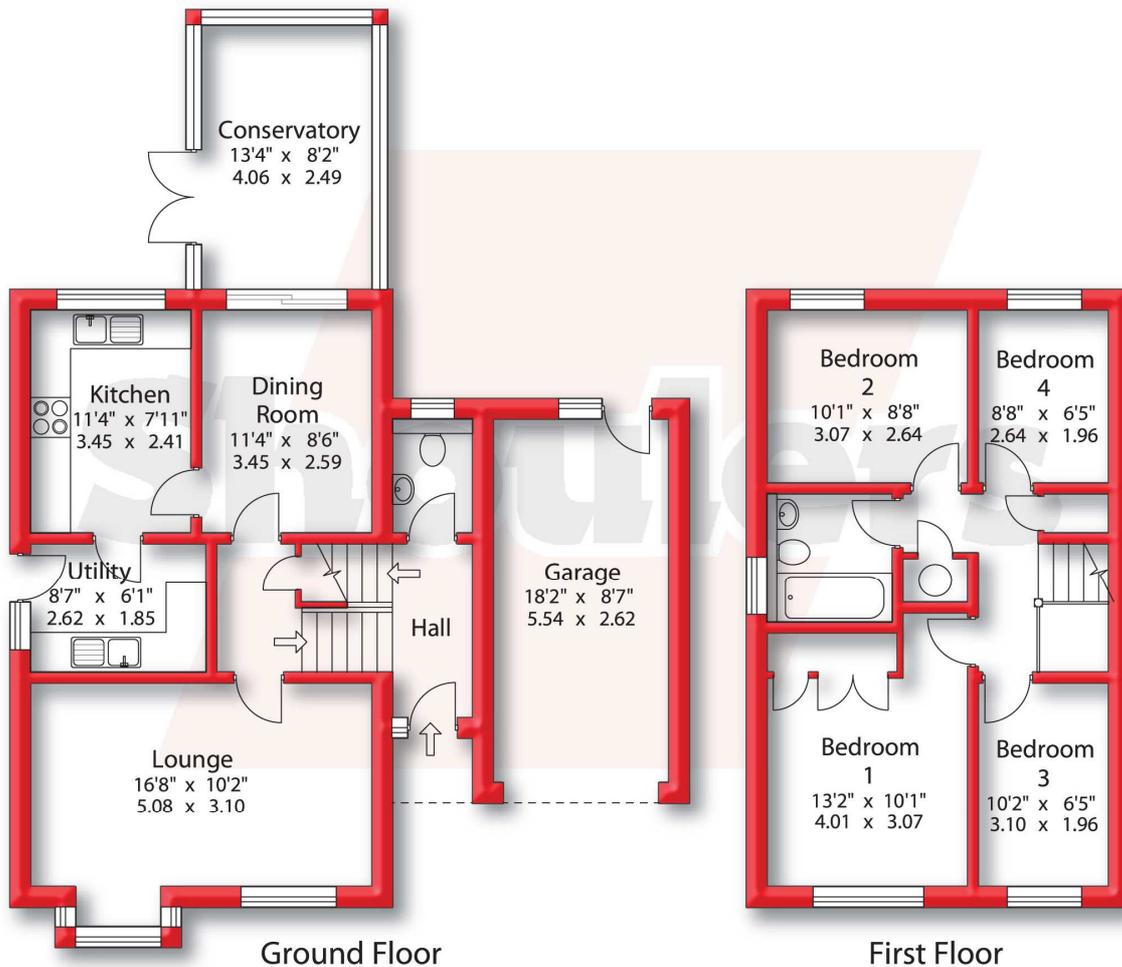
COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave the town centre via Scalford Road taking the sixth turning on the left into Melbray Drive and bear right into Dickens Drive. The property will be found approximately half way along on the right hand side.

FLOOR PLAN

36 Dickens Drive
 Approx Gross Floor Area = 1365 Sq. Feet
 = 126.54 Sq. Metres



For illustrative purposes only. Not to scale.
 Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
 Melton Mowbray, Leicestershire LE13 0UJ

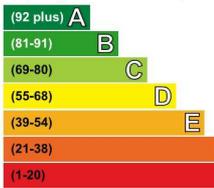
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www.shoulers.co.uk
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 lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
61	84