

23 KING STREET

SCALFORD, MELTON MOWBRAY, LE14 4DW



Guide price

£269,950

ACCOMMODATION

An extremely well presented brick built country cottage offering great character and charm throughout. The property sits in an elevated position close to the village centre and has a driveway to the rear leading to off road parking. Oil central heating (boiler 2 years old), UPVC double glazed windows, alarm system, stripped pine doors, cast iron radiators, log burning stove, beams. Hall, cosy lounge, dining room leading to a well appointed kitchen with pantry/boiler room off. Landing 2 double bedrooms and a large well appointed bathroom with separate walk in shower. Gardens to front, side and rear, brick outhouse and off road parking for 2-3 cars to the rear.

ENTRANCE HALL

With half glazed entrance door to side and understair cupboard.

LOUNGE

with window to front, beamed ceiling, Log Burner set into chimney breast with mantle shelf and brick hearth, shelved alcove, cast iron radiator, door to stairs.

DINING ROOM

with window to side, stone tiled floor, corner cast iron and tiled fire grate, cast iron radiator, archway to:-

KITCHEN

with window and door to side, stone tiled floor, extensive range of fitted base and wall units with wood block work surfaces, white ceramic sink top with mixer tap, integrated Dishwasher, electric ceramic hob with cooker above and built under fan assisted electric oven, space for tall fridge freezer, tiled splashbacks, LED downlighting, cast iron radiator.





PANTRY/BOILER ROOM

with floor mounted oil central heating boiler (approx 2 years old) and shelving.

FIRST FLOOR LANDING

with window to side, access to boarded loft space.

BEDROOM 1

with window to front, cast iron radiator and built in cupboard over the stairs.

BEDROOM 2

with window to rear and cast iron radiator.



BATHROOM

A large room with window to side, white traditional suite comprising w.c., wash basin, bath and large walk in shower enclosure, tiled splashbacks, cast iron radiator, built in storage cupboard.

OUTSIDE

FRONT AND SIDE GARDENS with gated foot path to front door flanked by lawns, well stocked shrub beds providing a high level of privacy, mature trees, raised decked terrace and seating area, rear yard area with shed and giving access to **BRICK OUT HOUSE** with d/g window and door to front, fully plastered out and with electricity, this would make an ideal home office for anyone working from home. To the rear of the property is a shared access driveway from Eastwell Road leading to the property's own dedicated parking area giving room for 2-3 cars and beyond this is a fenced and gated storage area.



VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

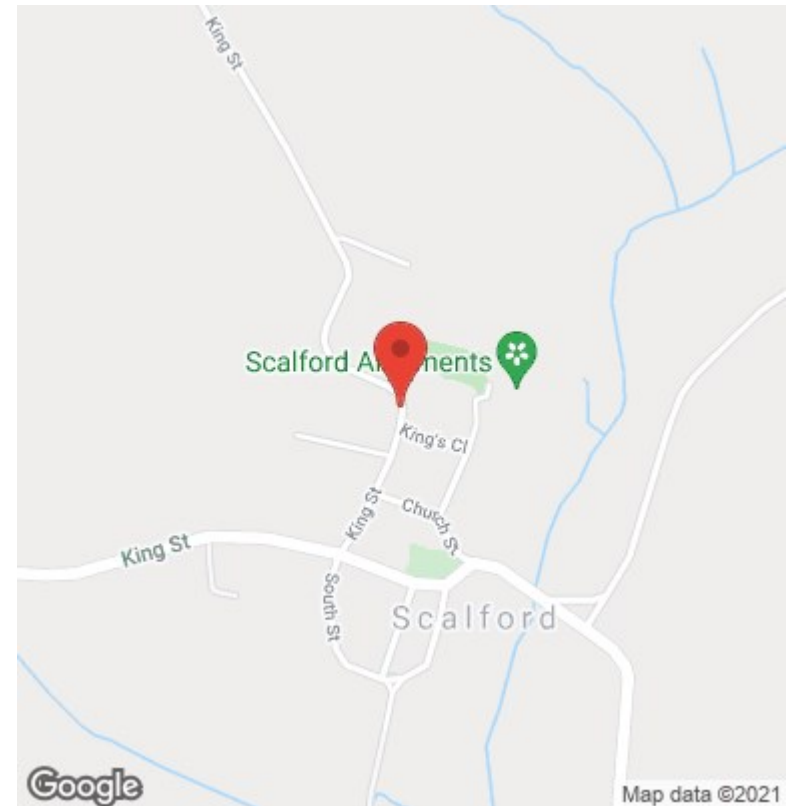
TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage.

COUNCIL TAX: Melton Borough Council 01664 502502



Floor Plan



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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

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

