



Lyle Close, Melton Mowbray

£390,000





A much-enhanced detached family home situated within a quiet location to the northerly fringes of town. The property is in excellent order throughout benefiting from modern kitchen and bathrooms. Walking distance from the country park, Melton Mowbray farmers' market and the town centre.

The hallway greets with a warm welcome and offers handy under the stair's storage space. The current vendors have upgraded the kitchen within the last two years and benefits from integrated Bosch double oven and dishwasher too. Offering room for all the family, the property provides plenty of reception space, in the form of a living room, sitting room and dining room.

To the first floor there are four bedrooms, the principle benefitting from an en-suite shower room, and a family bathroom.

Externally the property benefits from a private southerly facing rear garden which is fully enclosed and offers numerous trees, plants and shrubbery. There is also a fixed awning, ideal for shade.

This property has served the current vendors extremely well, they have enjoyed being within a very quiet location, a great home for entertaining and the country park nearby.

All mains' services ~ Tenure: Freehold ~ Council Tax Band: D ~ EPC Rating: C

Entrance Hall: 4.13m (13'7") max x 1.97m (6'6")

WC

Living Room: 4.72m x 3.47m (15'6" x 11'5")





Sitting Room: 3.46m x 2.83m (11'4" x 9'3")

Kitchen: 4.05m (13'3") max x 2.61m (8'7")

Dining Room: 4.05m x 2.30m (13'3" x 7'7")

Garage: 5.00m x 2.30m (16'5" x 7'7")

Landing

Bedroom One: 3.81m x 2.84m (12'6" x 9'4")

En-suite Shower Room

Bedroom Two: 3.29m x 2.83m (10'9" x 9'3")

Bedroom Three: 2.54m x 2.60m (8'4" x 8'6")

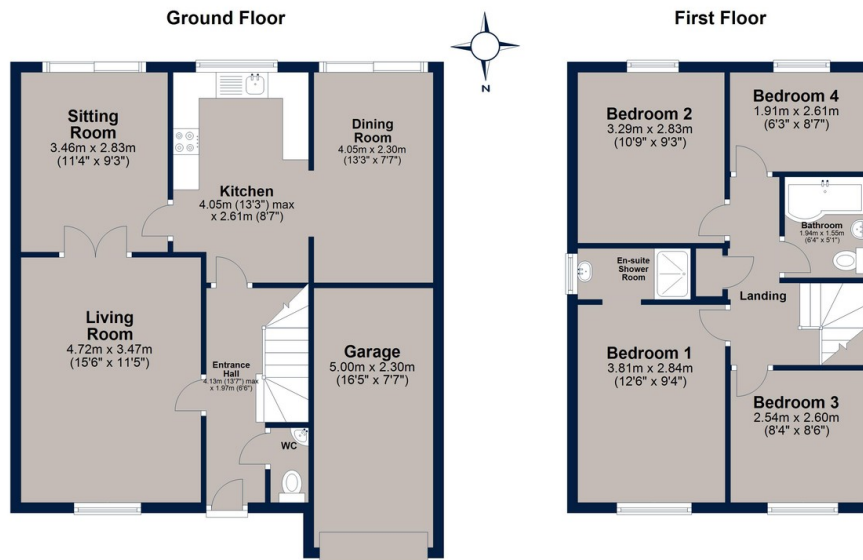
Bathroom: 1.94m x 1.55m (6'4" x 5'1")

Bedroom Four: 1.91m x 2.61m (6'2" x 8'7")





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Total area: approx. 113.7 sq. metres (1223.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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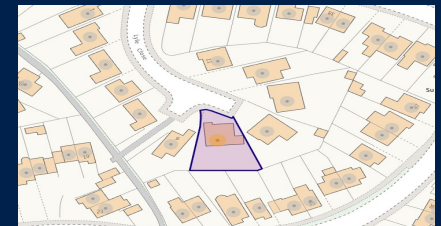
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements