



**FOR SALE**

5 Bed Detached House in Lyle Close, Melton Mowbray, LE13 1HS

**Offers Over £425,000**



## PROPERTY FEATURES

- Family Home
- Extended
- Quiet Cul-De-Sac
- Five Bedrooms
- Two En-Suites
- Owned Solar Panels
- Garage
- Ample Off Road Parking
- Detached
- Call To View



## FULL DESCRIPTION

### SUMMARY

Extended and well proportioned detached family home occupying a quiet cul-de-sac position. The accommodation comprises entrance hall, lounge, dining room, extended living kitchen, utility room, downstairs w.c., five bedrooms, two en-suites, main family bathroom, garage, ample off road parking and rear garden. The property has been recently fitted with owned solar panels, storage battery and EV charger.

### ENTRANCE HALL

With tiled floor, stairs off to the first floor, telephone point, under stairs storage cupboard and radiator.

### WC

6' 2" x 3' 3" (1.88m x 0.99m) Comprising wash hand basin, low flush w.c., tiled splash backs, heated towel rail, tiled floor and window to the side elevation.

### LOUNGE

15' 1" x 10' 7" (4.6m x 3.23m) With wood floor, coving to the ceiling, radiator and window to the front elevation.

### DINING ROOM

11' 1" x 10' 8" (3.38m x 3.25m) With bi-fold doors to the rear garden, wood floor, coving to the ceiling and radiator.

### KITCHEN/DINER

25' 4" max x 13' 1" max (7.72m x 3.99m) Comprising base and wall mounted units with complementary work surfaces, range cooker, extractor hood, double Belfast sink, tiled splash backs, plumbing for dishwasher, tiled floor, bi-fold doors to the rear garden, coving to the ceiling, feature radiator and window to the rear elevation.

### UTILITY ROOM

8' 11" x 5' 1" (2.72m x 1.55m) Comprising base and wall mounted units with complementary work surfaces, wall mounted boiler, tiled splash backs, tiled floor, plumbing for washing machine,



# Phillips George



radiator and door to the rear garden.

## LANDING

With spotlights, airing cupboard and access to the loft. The loft is part boarded.

## MASTER BEDROOM

15' 10" max x 13' 2" max (4.83m x 4.01m) With windows to the rear and side elevations, two radiators and T.V. point.

## ENSUITE

5' 10" x 5' (1.78m x 1.52m) Comprising shower cubicle, vanity wash hand basin, low flush w.c., extractor fan, tiled splash backs, heated towel rail and window to the side elevation.

## BEDROOM

10' 6" x 8' 8" (3.2m x 2.64m) With built in wardrobe, radiator and two windows to the front elevation.

## ENSUITE

6' x 4' 10" (1.83m x 1.47m) Comprising shower cubicle, wash hand basin, low flush w.c., tiled splash backs, heated towel rail and window to the side elevation.

## BEDROOM

11' 7" x 10' 11" (3.53m x 3.33m) With built in wardrobes, window to the front elevation and radiator.

## BEDROOM

12' 2" max x 7' 11" (3.71m x 2.41m) With coving to the ceiling, window to the rear elevation and radiator.

## BEDROOM

8' 2" x 7' 6" (2.49m x 2.29m) With window to the rear elevation and radiator.

## BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., shaver point, tiled splash backs, extractor fan, spotlights, heated towel rail and window to the side elevation.

## GARAGE

With up and over door, light and power.

## OUTSIDE

The front of the property is paved and pebbled to provide ample off road parking. The rear garden is mainly laid to lawn with flower borders. There is an entertaining patio space that is accessed via the kitchen and dining room. There is outside tap with both hot and cold water, gated side access to the side of the property and a fenced surround.



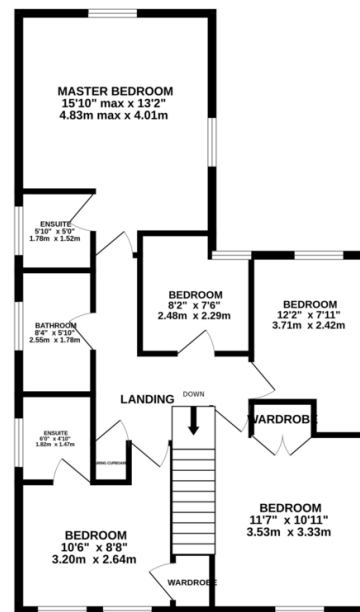
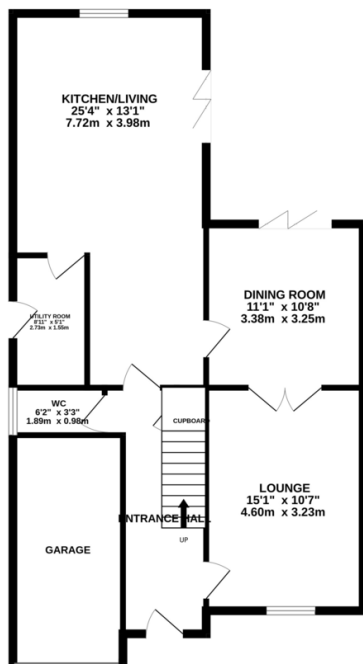


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sections, systems and appliances shown have not been tested and no guarantee.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

