



## 6 SUFFOLK CLOSE

MELTON MOWBRAY, LE13 1DQ

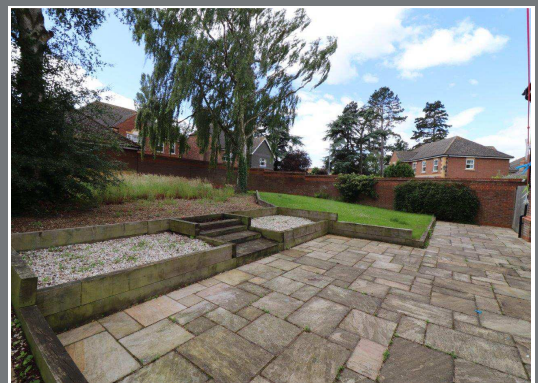
Offers around:  
**£474,950**

A spacious five bedroom detached house standing on a sizeable plot situated in an exclusive cul-de-sac to the south of the town. Gas central heating and upvc double glazing, Living Room, Family Room, Dining Room, Breakfast Kitchen, Utility Room, five Bedrooms, two En-suite Shower Rooms and Family Bathroom. Integral double garage and private rear garden.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers





This spacious detached family home is situated in a sought after exclusive cul-de-sac off Burton Road, to the south of the town and convenient for MV16 Sixth Form College. The accommodation has gas central heating and upvc double glazed windows and includes Porch, Central Entrance Hall, Cloakroom, Living Room, Family Room, Dining Room, Breakfast Kitchen, Utility Room, First Floor Landing, Master Bedroom with En-suite Shower Room, Second Double Bedroom with En-suite Shower Room, three further Double Bedrooms and Family Bathroom. Outside is a front garden and driveway for two cars, integral double garage and a private rear garden.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE PORCH** with cloaks cupboards, Karndean vinyl flooring and double doors leading to:-

**ENTRANCE HALL** with staircase to First Floor and understairs storage cupboard, radiator, Karndean vinyl flooring and doors to Living Room, Family Room and Cloakroom.

**CLOAKROOM** with w.c., wash basin, ceramic tiled floor and radiator.

**LIVING ROOM** having bay window to the front and sliding patio doors to the rear garden, stone fire surround with fitted gas fire, two radiators and double doors to the Hall.

**FAMILY ROOM** having patio doors to the rear garden, Karndean vinyl flooring and door to the Hall. This room is open plan to the Dining Room and Breakfast Kitchen.

**DINING ROOM** having window to the side, Karndean vinyl flooring and two radiators

**BREAKFAST KITCHEN** which is a fully fitted open plan Kitchen/Dining Room with a range of cream high gloss base, drawer and wall units, granite work surfaces, inset stainless steel sink top, integrated dishwasher, two integrated electric ovens, integrated five burner gas hob with Neff stainless steel extractor fan above, space for a freestanding tall fridge freezer, island unit with granite work surface and Karndean vinyl flooring. Door to:-

**UTILITY ROOM** having door and window to the side, cream high gloss base and wall units, granite work surfaces, stainless steel sink top, space for washing machine, Karndean vinyl flooring, gas wall mounted combi boiler and internal door to the double garage.

**FIRST FLOOR LANDING** having windows to the front, side and rear, loft access, airing cupboard with hot water cylinder and radiator.

**MASTER BEDROOM** having two windows to the front, radiator and door to:-

**EN-SUITE SHOWER ROOM** having window to the side with suite comprising w.c., wash basin and double shower cubicle with electric shower, tiled splashbacks and flooring and heated towel rail.

**BEDROOM TWO** having window to the rear, two built-in wardrobes and radiator. Door to:-

**EN-SUITE SHOWER ROOM** having window to the rear with suite comprising w.c., wash basin and corner shower cubicle with electric shower, tiled splashbacks and flooring and heated towel rail.

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

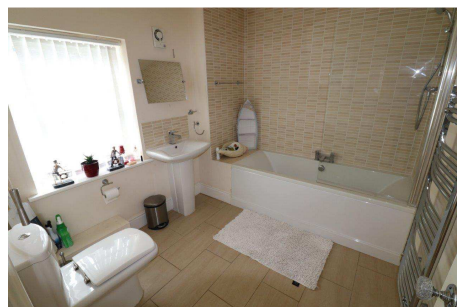
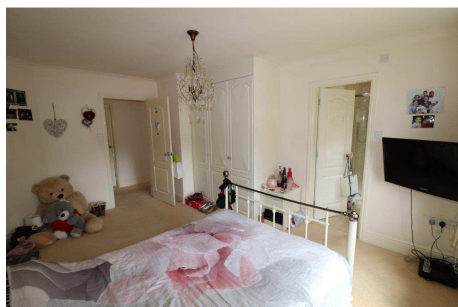
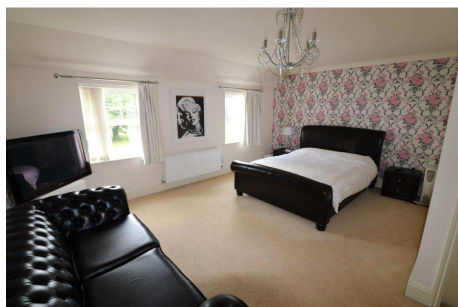
**BEDROOM FOUR** having two windows to the front, built-in wardrobes and storage cupboard and radiator.

**BEDROOM FIVE** having window to the rear, built-in wardrobes and storage cupboard and radiator.

**FAMILY BATHROOM** having window to the side with suite comprising w.c., wash basin and bath with mixer shower over and shower screen, tiled splashbacks and flooring and heated towel rail.

**OUTSIDE:** To the front of the property is a lawn and tarmac driveway giving parking for two cars and side gate giving access to the side lawned garden. To the rear is a sizeable sandstone patio area, lawn, raised gravelled bed and timber garden shed all enclosed by panelled fencing and a red brick wall.

**DOUBLE INTEGRAL GARAGE** 17'3" x 17'10" having two up-and-over doors to the front, power and lighting and door to the Utility Room.



## 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.

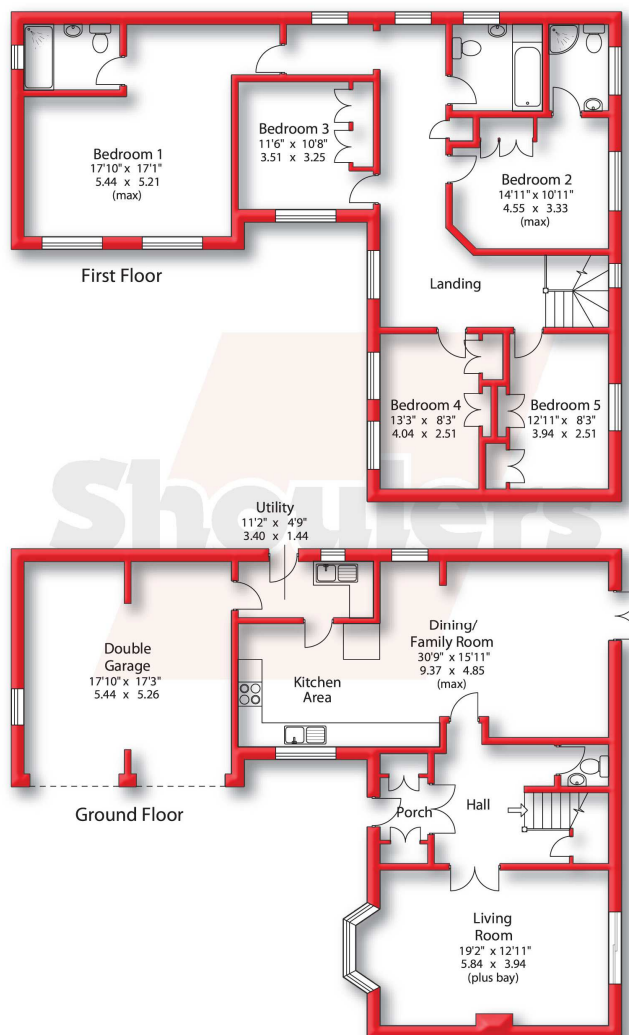
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**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 Burton Street crossing over the railway bridge into Burton Road. After passing the former King Edward VII Upper School take the left hand turning into Suffolk Close. No. 6 will be found on the right hand side.

## FLOOR PLAN

6 Suffolk Close.  
Approx Gross Floor Area = 2160 Sq. Feet  
(exc. Garage) = 200.6 Sq. Metres



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

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

### Energy Efficiency Rating

