



**BURGH LODGE,
25 GARTREE DRIVE
MELTON MOWBRAY, LE13 0AE**

Guide price:
£580,000
NO CHAIN

This detached stylish former Hunting Lodge was built in the late 1920's for Colonel Colman and stands on a plot of approximately ½ an acre in this sought after residential area. Gas central heating, many character and original features, Reception Hall, two large Living Rooms, Dining Kitchen, four Bedrooms and Shower Room. Gardens to all sides and an extensive driveway leading to a large quadruple garage.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Immense character



This very stylish and characterful detached house was built in the late 1920's for Colonel Colman of Colman's Mustard fame as his Hunting Lodge. It forms part of what was a much larger premises including a stable yard, groom's accommodation and further properties to house staff. In the 1940's Colonel Colman purchased Scalford Hall and made that his family home. Burgh Lodge and its land and buildings were later sold off and now form Gartree Drive that we see today. The property offers many character features throughout although could now benefit from some further upgrading. It has gas fired central heating and secondary glazing and includes Entrance Vestibule, large Reception Hall with further Rear Hallway, Cloakroom/w.c., Dining Room, Living Room, large Dining Kitchen with Pantry, Sun Room with further w.c. and Utility/Boiler Room. To the First Floor is a large Landing giving access to three Double Bedrooms & one single Bedroom, one having En-suite w.c. and vanity wash basin, and Family Shower Room. Outside offers magnificent grounds of approximately ½ an acre with extensive lawns, beds and private rear patio area. There is an extensive driveway leading to the front and side of the property which in turn gives access to a quadruple garage.

Viewing highly recommended

ACCOMMODATION

ENTRANCE VESTIBULE with glazed leaded light door to the front with matching side panels. Half glazed door leads to:-

RECEPTION HALL having window to the front, convector heater, attractive staircase leading to the First Floor and access to:-

REAR HALLWAY having two windows to the side and skirting heating.

CLOAKROOM/W.C. having window to the side, w.c., wash basin and under-stairs storage cupboard.

DINING ROOM having window to the front, bay window to the side and patio doors to the rear, radiators and beam to ceiling.

LARGE SITTING ROOM having two windows to the side, original oak fire surround with over-mantle and open fire grate, skirting radiators and ceiling beams.

DINING KITCHEN having two windows to the rear, window to the side overlooking the garden, door to the rear leading to the Sun Room, an extensive range of fitted base and wall units with work surfaces, six ring dual fuel gas and electric hob, split level double oven, integrated fridge, convector radiator and walk-in Pantry.

SUN ROOM having windows to the side and rear and patio doors to the side leading on to the terrace.

SECOND W.C.

UTILITY/BOILER ROOM having window to the side, wash basin, plumbing for washing machine and dishwasher, floor

mounted gas central heating boiler.

FIRST FLOOR

SUPERB PART-GALLERIED LANDING WITH FURTHER INNER LANDING AREA having three windows to the side, skirting radiators, airing cupboard and storage cupboard.

BEDROOM ONE having windows to front and side, skirting heating, built-in storage cupboards and interconnecting door to Bedroom Four.

BEDROOM TWO having window to the side and skirting heating.

BEDROOM THREE having window to the side, skirting heating and large built-in store cupboard.

BEDROOM FOUR having window to the side, skirting heating, vanity unit with wash basin and door to:-

SEPARATE W.C. having window to the side.

SHOWER ROOM having window to the rear, white suite comprising w.c., vanity unit with inset wash basin, walk-in shower cubicle and radiator.

OUTSIDE: The property stands on a plot of approximately ½ an acre with an extensive gravelled driveway leading to a quadruple garage, 17' 5" x 33' 8", with up-and-over door to the front and door and window to the side. To the front and side of the property are sweeping lawns with a variety of flower and herbaceous beds and to the rear is a private terrace with patio areas, raised planters and seating area.



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 and continue over the railway bridge into Burton Road. Take the right hand turning into Ankle Hill and at the top of the hill turn left into Sandy Lane and take the third turning on the left into Gartree Drive. Burgh Lodge will be seen a short distance along on the right hand side set back from the road.

Spacious living accommodation

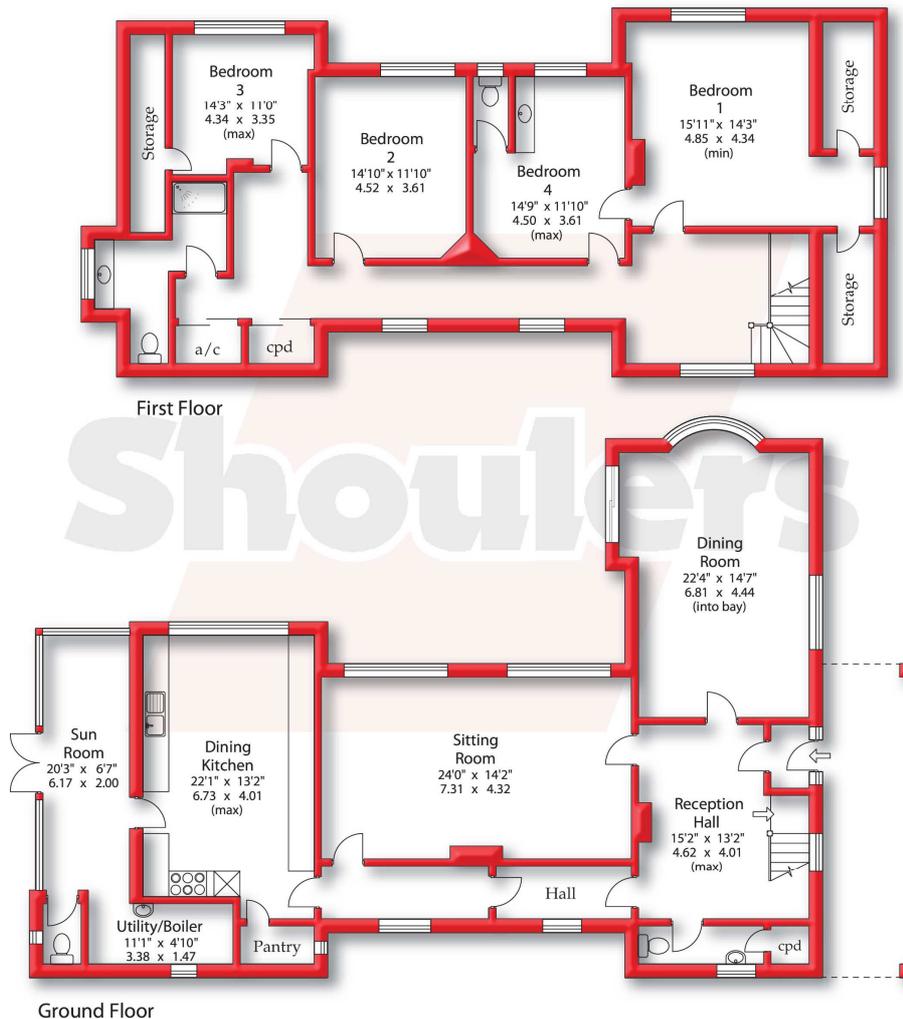


Half acre plot



FLOOR PLAN

Burgh Lodge.
 Approx Gross Floor Area = 2919 Sq. Feet
 = 271.51 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

Tel: 01664 410166

www.shoulers.co.uk

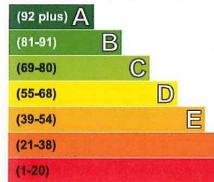
housesales@shoulers.co.uk

lettings@shoulers.co.uk

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

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	64
14	