



## 25 LINCOLN DRIVE

MELTON MOWBRAY, LE13 0AH

Guide price:  
**£369,950**

A completely refurbished, modernised and extended detached family home situated within a cul-de-sac in this quiet residential part of the town. Gas fired central heating, upvc double glazing, Porch, large Hallway, Through Lounge, separate Dining Room, extended stylish Breakfast Kitchen, Utility Room, Cloakroom/w.c., Galleried Landing, Master Bedroom with En-suite Shower Room, three further Double Bedrooms, Bathroom and separate w.c. Driveway and off-road parking, single garage and large re-landscaped south facing 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 very stylish contemporary family home has been refurbished, modernised and extended by the current owners and stands on a large south facing plot within a cul-de-sac position in this quiet residential area to the south of the town. The accommodation has gas fired central heating with a combi boiler, upvc double glazed windows and doors and pv solar roof panels providing cheap electricity and a potential income from the Grid of between £500 and £800 per year, according to the owner. The accommodation includes large Entrance Porch, Entrance Hall, Cloakroom/w.c., Through Lounge, separate Dining Room, stylish extended refitted Breakfast Kitchen and separate Utility Room and to the First Floor is a Galleried Landing, Master Bedroom with En-suite Shower Room, three further Double Bedrooms, Bathroom and separate w.c. To the front is a landscaped garden with driveway and off-road parking leading to a single integral garage. To the rear is a completely re-landscaped south facing garden.

# Viewing highly recommended

## ACCOMMODATION

**LARGE OPEN ENTRANCE PORCH** with polished tiled floor, entrance door and side panels leading to:-

**RECEPTION HALLWAY** having staircase to First Floor with under stairs storage cupboard and radiator.

**CLOAKROOM/W.C.** having window to the side (not double glazed) comprising w.c. and wash basin.

**THROUGH LOUNGE** having window to the front and patio door looking onto the garden, gas fire with wooden fire surround, two radiators and twin glazed doors leading to:-

**SEPARATE DINING ROOM** having window to the rear, radiator and further door returning to the Hall.

**BREAKFAST KITCHEN** having patio doors onto the garden, a stylish range of contrasting high gloss fronted base and wall units with work surfaces above, island unit having large work surface and ceramic induction hob with cooker hood above, Hotpoint double oven, textured sink, integrated Smeg dishwasher, integrated fridge freezer, tall radiator, LED downlights and concealed lighting above and below cupboards.

**UTILITY ROOM** having door to the side, fitted base units with work surfaces, stainless steel sink top, space and plumbing for washing machine and dryer, space for freezer, LED downlights.

**GALLERIED LANDING** having window to the front and radiator.

**MASTER BEDROOM** having window to the rear, radiator and a range of built-in wardrobes with sliding cupboard fronts.

**EN-SUITE SHOWER ROOM** with modern white suite comprising wash basin set into vanity unit, w.c. with concealed cistern, large corner shower and chrome heated towel rail.

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

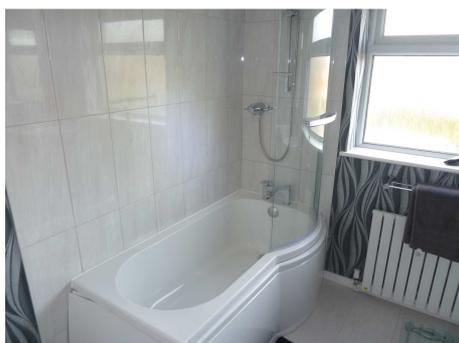
**BEDROOM THREE** having window to the rear and radiator.

**BEDROOM FOUR** having window to the front and radiator.

**FAMILY BATHROOM** having window to the front with suite comprising vanity unit with twin wash basins, P-shaped shower bath with shower above, radiator and built-in airing cupboard.

**SEPARATE W.C.** having window to the side (not double glazed) and w.c.

**OUTSIDE:** To the front of the property is a lawned garden area with driveway/off-road parking with stylish contrasting granite chippings, slabbed area leading to the front porch and single integral garage having electric sectional door to the front, door to the side and wall mounted Glow Worm combination boiler. To the rear of the property is a large south facing completely re-landscaped garden having an extensive granite slabbed patio area, lawns, flower beds, rockery, shrub beds and footpath leading to the rear area with a further patio, large aluminium garden shed and greenhouse, outside tap and security lighting. Side access path leads back to the front of the property.



## 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.

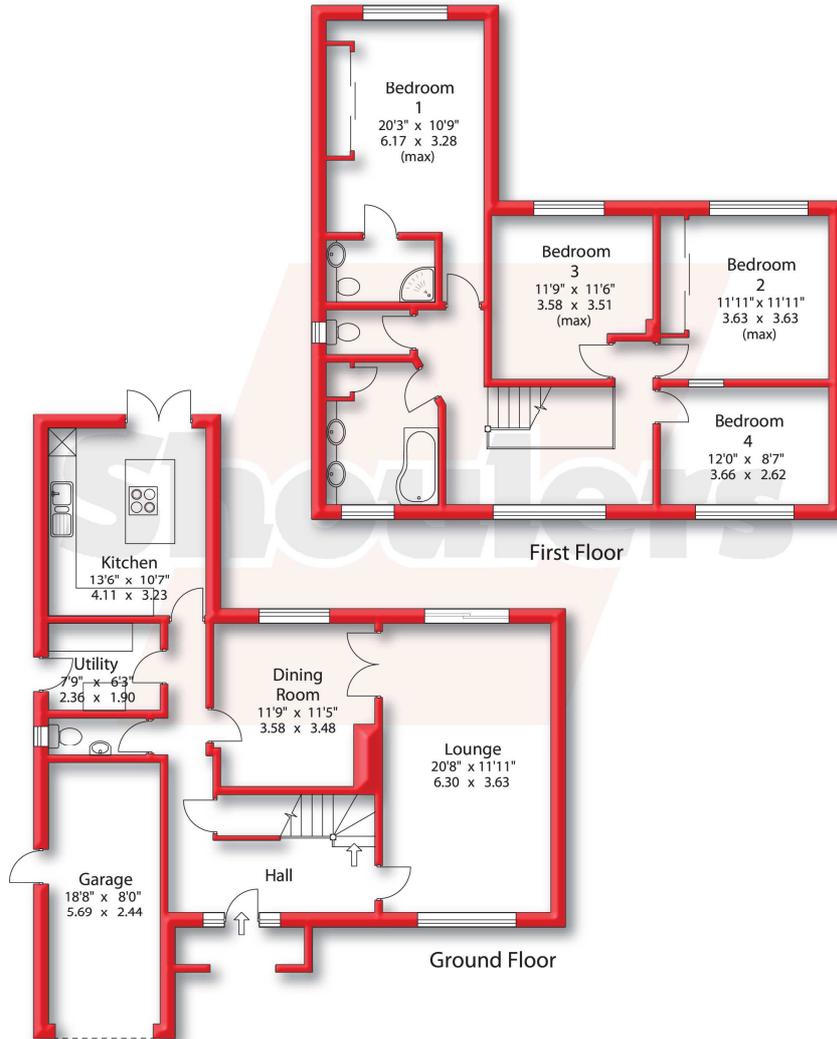
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**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 continuing over the railway bridge into Burton Road. Opposite the former King Edward School take the right hand turning into Gloucester Avenue, next left into Gloucester Crescent, left again into Worcester Drive and take the left hand cul-de-sac which is Lincoln Drive. The property will be found on the right hand side.

## FLOOR PLAN

25 Lincoln Drive.  
 Approx Gross Floor Area = 1901 Sq. Feet  
 = 176.22 Sq. Metres



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

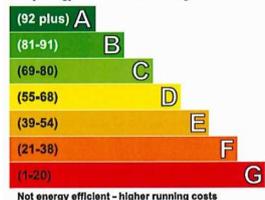
Wilton Lodge, Wilton Road,  
 Melton Mowbray, Leicestershire LE13 0UJ  
**Tel: 01664 410166**

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



Current	Potential
68	81