



17 ANKLE HILL

MELTON MOWBRAY, LE13 0QJ

Guide price:
£380,000

A stunning 1920's semi-detached house having been skilfully extended to provide generous family living space. Gas central heating, partial double glazing, many original period features, Entrance Hall, Shower Room, four Reception Areas, four Bedrooms, Bathroom and large useful Loft. Large mature rear garden complete with hot tub and detached double garage block with Loft Room above.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Stylish living space



This large 1920's semi-detached house is situated in an established residential area just a short distance from the town centre and Railway Station. The property has been skilfully extended by the current owners to provide much larger than average living accommodation with the rear living space being predominantly open plan with bi-fold doors onto the garden and lantern roof lights. The accommodation has gas central heating, partial underfloor heating, partial double glazing and retains many original features including the Servants' bells. The generous family living accommodation includes Entrance Hall, Ground Floor Shower Room, Living Room with square bay window, Sitting Room which opens into a large extended Dining Room with large well fitted Kitchen off and further Family Room. The rear living space has two sets of bi-fold doors opening out onto the garden and the other onto the hot tub. To the First Floor is a Landing Area, four Bedrooms and large Bathroom with walk-in shower. From Bedroom Four a ladder leads to a mezzanine floor area which in turn accesses a large useful Loft space with Velux roof light (this area does not have Building and Fire Regulations and cannot be classed as permanent accommodation). Outside the property has a walled front garden and gated path leading to a large mature rear garden with terraced stone patio areas, hot tub which will be included, extensive lawns and play area with tree house/climbing frame. To the back of the garden is a large double garage block with Loft Room above and parking spaces, all of which is accessed via a service road to the rear.

Viewing highly recommended

ACCOMMODATION

LARGE ENTRANCE HALL having half glazed door to the front with side panels, oak flooring, radiator, large cloaks cupboard and staircase to First Floor.

SHOWER ROOM having white stylish suite comprising w.c., sink bowl set onto a plinth and shower cubicle with electric shower, tiled floor with electric underfloor heating, tiled splashbacks, downlights and extractor fan.

LOUNGE having square bay window to the front, open fireplace with oak beam above, radiator, picture rails and original Servants' bell button.

SITTING ROOM having log burning stove with beam above, radiator and picture rails which opens onto the:-

DINING AREA having bi-fold doors to the rear leading to the hot tub, lantern roof light above, Travertine stone floor with electric underfloor heating and ceiling downlights.

KITCHEN having window to the side, fitted base and wall units with woodblock work surfaces and Belfast sink, electric Rangemaster cooker with hood above, integrated dishwasher and washing machine, space for American-style fridge freezer, oak flooring, downlights and breakfast bar.

FAMILY ROOM having bi-fold doors onto the garden, lantern roof light, Travertine stone floor with electric underfloor heating, radiators and ceiling downlights.

FIRST FLOOR LANDING having window to the side, radiator, loft access and ladder.

BEDROOM ONE having square bay window to the front, radiator, built-in wardrobe to alcove and picture rails.

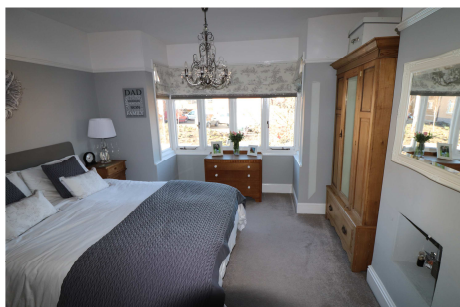
BEDROOM TWO having window to the rear, radiator, cast iron fireplace, built-in wardrobe and picture rails.

BEDROOM THREE having window to the rear, radiator and large built-in airing cupboard housing the central heating boiler.

BATHROOM having two windows to the side, modern white suite comprising w.c., vanity unit with white sink bowl, acrylic roll-top and claw foot bath and large walk-in shower cubicle, ceramic tiled splashbacks and flooring, chrome towel rail, extractor fan and downlights.

BEDROOM FOUR having window to the front, radiator, downlights and ladder steps leading to a mezzanine floor and large fitted out loft space with Velux roof light to the rear and exposed brickwork (this area does not have Building Regulations so cannot be used as permanent accommodation).

OUTSIDE: To the front of the property is a walled garden with gated front path leading to the front door, lawn and shrub beds and gated side pathway leading to the large mature rear garden having stone patio and terraces, a privately located hot tub, extensive lawn, outside lighting and play area to the top of the garden complete with climbing frame and tree house. To the rear of the garden is a large detached double garage block with electric sectional door to the front, access door to the rear and parking for two to three vehicles. Inside there is a large useable Loft Room above with Velux roof light and storage areas and in front of the garage are parking spaces, all of which is accessed via a service road which leads from the bottom of Ankle Hill.



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. Continue over the railway bridge and immediately turn right into Ankle Hill. The property will be found a short distance along on the left hand side.

Well fitted

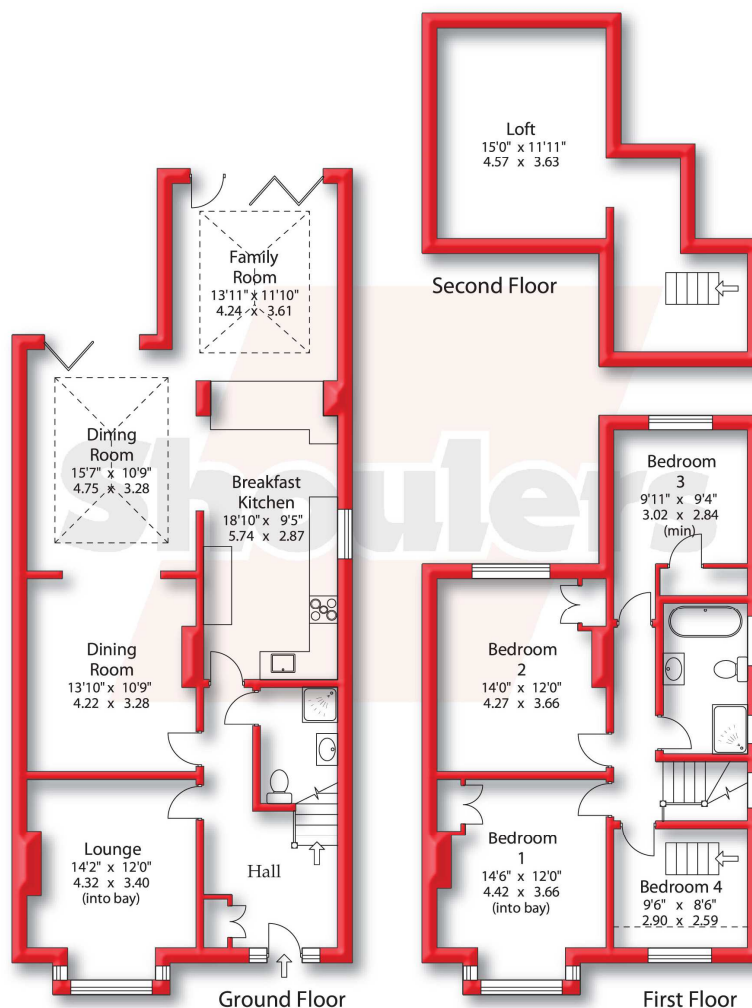


Open plan accommodation



FLOOR PLAN

17 Ankle Hill.
Approx Gross Floor Area = 1778 Sq. Feet
= 165.2 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.