



7 DULVERTON ROAD

MELTON MOWBRAY, LE13 0SF

Guide price:
£219,950

A very well presented and much improved extended semi-detached house situated to the north of the town. Gas fired central heating, upvc double glazed windows, Porch, Hallway, Lounge, Dining Room, Sitting Room, extended Breakfast Kitchen, three Bedrooms and re-fitted Bathroom. Driveway and off-road parking, single garage and enclosed rear garden.

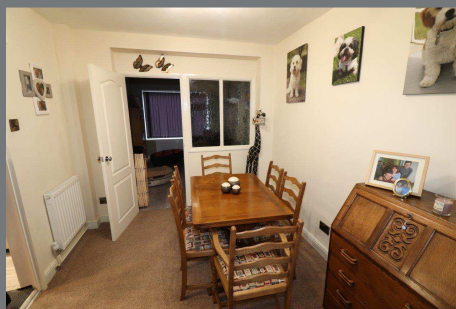
Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Very well presented



This very well presented and extended semi-detached house is situated within this very pleasant residential area to the north of the town convenient for St Mary's Primary School and has been much improved by the current owners in recent years offering generous family living space. Gas fired central heating, upvc replacement double glazed windows and doors, Entrance Porch, Hall, Lounge, Dining Room, separate Sitting Room, extended Fitted Breakfast Kitchen, First Floor Landing, three good sized Bedrooms and re-fitted Bathroom. Outside offers driveway and off-road parking for several vehicles leading to a single brick built garage and a gated passageway gives access to an enclosed rear garden.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH with half glazed composite door and internal door to:-

ENTRANCE HALL having staircase to the First Floor, radiator, built-in meter cupboard and LED downlights.

LOUNGE having window to the front, radiator, fire surround and hearth with fitted gas flame fire and archway to:-

DINING ROOM with radiator, door to the Kitchen and door and internal window leading to:-

SITTING ROOM having window to the rear and patio doors to the side, radiator, laminate flooring and LED downlights.

FITTED DINING KITCHEN having two windows to the rear and door to the rear garden, an extensive range of high gloss base, drawer and wall units, work surfaces, inset stainless steel sink top, space for Range-style gas cooker with extractor hood above, space and plumbing for washing machine, space for fridge, attractive tiled splashback areas, LED downlights and built-in cloaks cupboard.

FIRST FLOOR LANDING having window to the side.

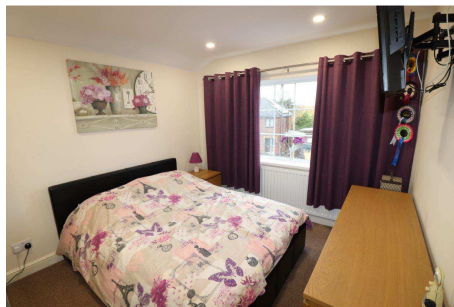
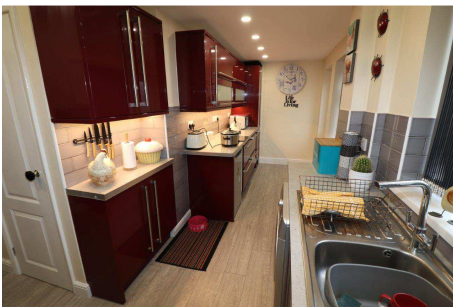
BEDROOM ONE having window to the front, radiator, wall mounted t.v. point and LED downlights.

BEDROOM TWO having window to the rear, radiator, laminate flooring and airing cupboard housing the combination central heating boiler.

BEDROOM THREE having window to the front and radiator.

BATHROOM having window to the rear, modern white suite comprising w.c., wash basin and bath with mains shower above and glass screen, very attractive wall tiling, heated towel rail and LED downlights.

OUTSIDE: To the front of the property is a slabbed driveway and parking area for several vehicles, outside lighting, gated access to covered passageway, single garage having up-and-over door to the front and rear access door to the passageway and a good sized enclosed rear garden having an extensive slabbed patio area, lawn and shrub beds.



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.

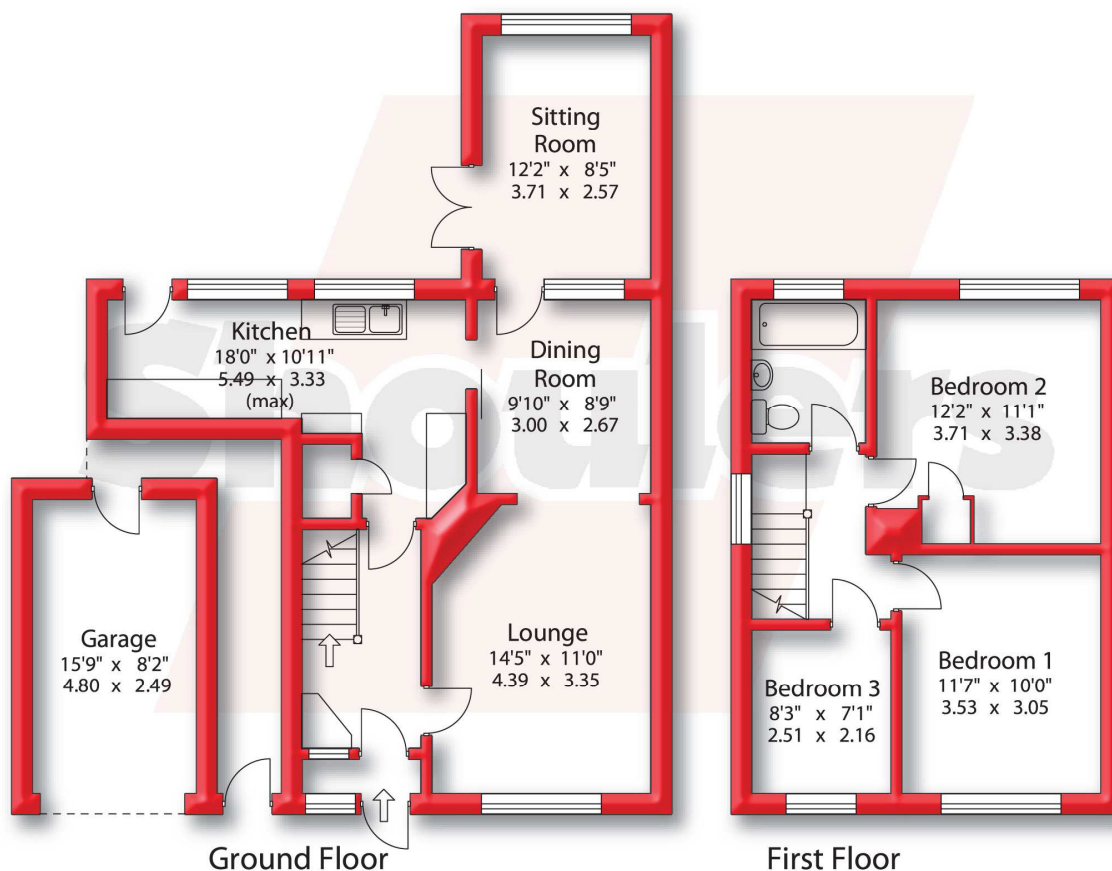
COUNCIL TAX: Melton Borough Council (01664) 502502.

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 Nottingham Road eventually taking the left hand turning into Palmerston Road. At the top of the road bear left into Abingdon Road and left again into Dulverton Road bearing right at the bottom of the road. No. 7 will be seen on the right hand side.

FLOOR PLAN

7 Dulverton Road
 Approx Gross Floor Area = 1037 Sq. Feet
 = 96.3 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
	71	71		66	67