



17 QUORN AVENUE

MELTON MOWBRAY, LE13 0JE

Guide price:
£229,950
NO CHAIN

A spacious and very well presented bay fronted four bedroom terraced house situated in this sought after area of the town which also has a Parking Permit Zone. Gas fired central heating, upvc double glazing, Entrance Hall, Living Room, Dining Room, impressive Fitted Kitchen, Cloakroom/Utility Room, large Landing, three principal Bedrooms, Study/Bedroom Four, Luxury Bathroom with twin wash basins and a large useful Attic space. Walled 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

Character features



This spacious and very well presented four bedroom bay fronted terraced house offers a great degree of character and charm with many features throughout and is fitted to a very high standard. The property is situated in a very popular residential area just to the west of the town centre and is within a parking permit zone. The accommodation has gas fired central heating and upvc double glazed windows and includes a large Entrance Hall, Lounge with bay window, large Dining Room, impressive Fitted Kitchen, Utility/Cloakroom, generous Landing Area, three principal Bedrooms, Study/Bedroom Four, Luxury Bathroom with twin wash basins and separate shower cubicle and large useful Attic. Walled front and rear gardens.

Viewing highly recommended

ACCOMMODATION

CANOPY PORCH with half glazed door leading to:-

ENTRANCE HALL with staircase to the First Floor and radiator.

LOUNGE having bay window to the front, radiator and wooden fire surround with Victorian-style tiled and cast iron fireplace with fitted gas flame fire.

DINING ROOM having double opening patio doors onto the rear garden, radiator, built-in cupboard to alcove and half glazed door to:-

KITCHEN with two windows to the side and door to the side, fitted with an extensive range of Shaker-style base and wall units, work surfaces, white ceramic sink top, Range-style cooker with twin ovens and ceramic hob, brushed steel splashback and large extractor canopy above, space for appliances, tiled floor and large under stairs cupboard. Door to:-

UTILITY/CLOAKROOM with window to the side, w.c., wash basin, worktop with appliance space and wall mounted central heating boiler.

FIRST FLOOR LANDING with large storage cupboard.

BEDROOM ONE with window to the front and radiator.

BEDROOM TWO with window to the rear and radiator.

BEDROOM THREE with window to the side and radiator.

LUXURY BATHROOM with windows to side and rear, white suite comprising w.c., large vanity unit with twin wash basins and mixer taps, bath and separate shower cubicle, ceramic tiled splashbacks and flooring and chrome heated towel rail.

STUDY/BEDROOM FOUR with window to the front, staircase to a large useful Attic with roof light window to the rear, radiator and eaves storage. (We understand that this area does not have Building Regulations to be used as a bedroom etc.)

OUTSIDE: To the front of the property is a walled garden with black and red tiled footpath leading to the front door and gravelled area. There is a shared entry giving access to the walled rear garden being predominantly paved and having outside lighting.



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.

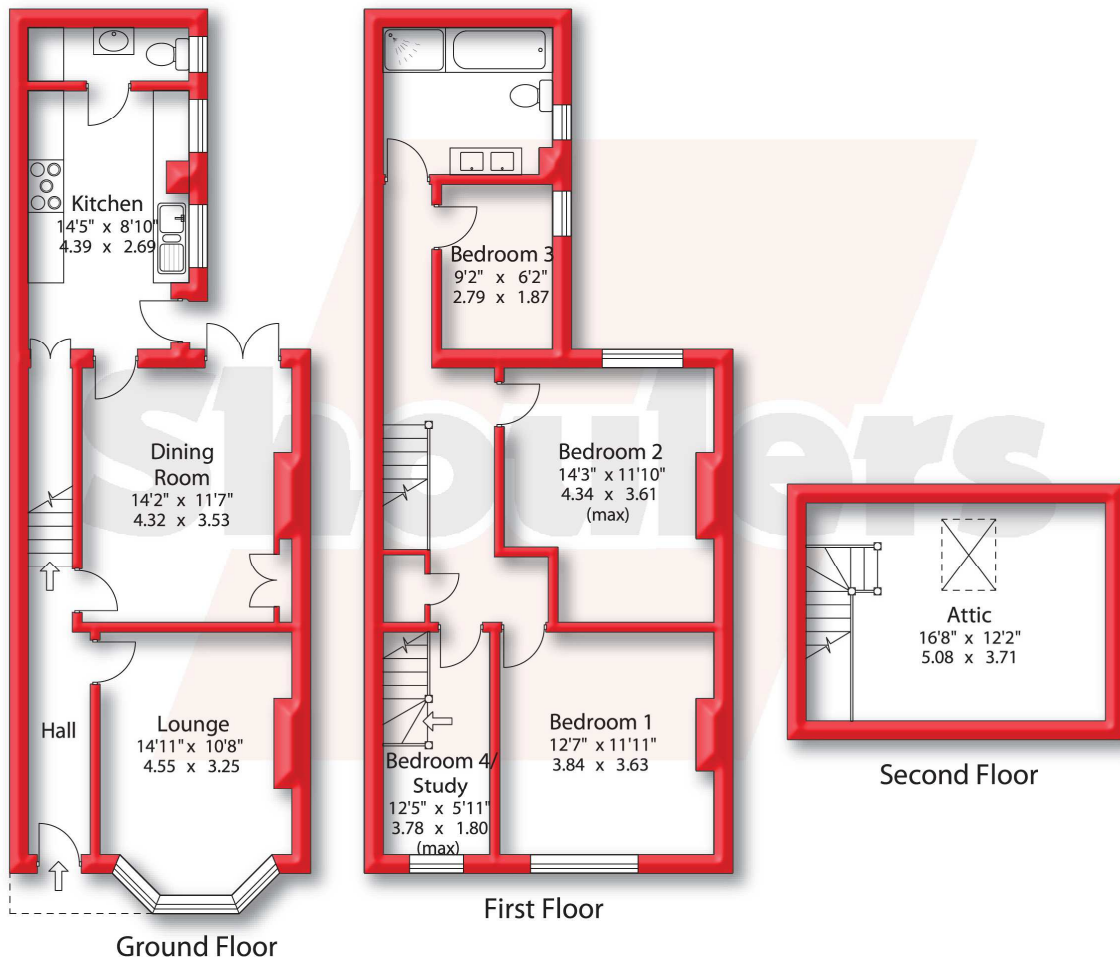
COUNCIL TAX: Melton Borough Council (01664) 502502.

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 Asfordby Road and after a short distance take the second road on the right into Quorn Avenue. No. 17 will be seen towards the end of the road on the left hand side.

FLOOR PLAN

17 Quorn Avenue.
Approx Gross Floor Area = 1472 Sq. Feet
= 136.45 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

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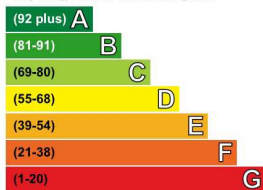
housesales@shoulers.co.uk

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
59	79