



31 CARNEGIE CRESCENT

MELTON MOWBRAY, LE13 1RP

Guide price:
£500,000
NO CHAIN

A large five bedroom detached house situated on the edge of this highly sought-after David Wilson development having the unusual feature of a triple garage. A large plot with mature gardens to three sides, four Living Rooms and three Bath/Shower Rooms.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers



This spacious five bedroom detached family home is one of the largest built by David Wilson Homes on this highly sought-after development on the edge of the town. The property would now benefit from further upgrading but offers very generous family living space with the unusual feature of a triple garage. The accommodation includes large Entrance Hall, Cloakroom/w.c., Through Lounge, separate Dining Room with bay window, Study, Fitted Kitchen, Breakfast Room, Conservatory, Utility Room, First Floor Landing, Master Bedroom Suite with Dressing Room and En-suite Shower Room, four further Double Bedrooms and Family Bathroom. Outside offers a large mature plot with grounds to three sides including an extensive tarmac driveway and parking area leading to a detached triple garage.

Viewing highly recommended

ACCOMMODATION

CANOPY PORCH with door leading to:-

ENTRANCE HALL having windows to both sides, staircase to First Floor with storage cupboard below and radiator.

CLOAKROOM/W.C. having window to the front with w.c., wash basin and radiator.

THROUGH LOUNGE having bay window to the front and patio doors to the rear, mahogany fire surround with marble hearth and backcloth and open flame gas fire, two double radiators and twin glazed doors to Hallway.

DINING ROOM having a large bay window to the rear, radiator and twin glazed doors to the Hall.

STUDY having window to the front and bay window to the side, radiator and t.v. point.

KITCHEN having window to the rear with limed oak fronted base, drawer and wall units, work surfaces, inset sink top, Neff gas hob and Neff electric double oven, integrated fridge freezer, Neff dishwasher, radiator and archway to:-

BREAKFAST ROOM with radiator and double opening patio doors to:-

CONSERVATORY with brick base and timber frame with double glazed windows and roof panels.

UTILITY ROOM with door to the side, base units, work surfaces, inset textured sink, space and plumbing for washing machine and tumble dryer, wall mounted Glow-worm gas central heating boiler and radiator.

LARGE FIRST FLOOR LANDING having window to the front, radiator, fitted shelving and airing cupboard housing the hot water cylinder.

MASTER BEDROOM having window to the rear, radiator and fitted wardrobes.

DRESSING ROOM having window to the front and fitted furniture including wardrobes, cupboards and dressing table. Door to:-

EN-SUITE BATHROOM having window to the front, w.c., wash basin with vanity cupboard and bath with mains shower above, ceramic tiled splashbacks and radiator.

BEDROOM TWO having window to the rear, radiator and fitted wardrobes.

BEDROOM THREE having window to the rear, radiator and fitted wardrobes.

BEDROOM FOUR having windows to the side and rear (currently overlooking open countryside however further housing will be built at some point in the adjacent field), radiator and fitted wardrobe.

BEDROOM FIVE having window to the front, radiator and fitted furniture and shelving.

FAMILY BATHROOM having window to the front, white suite comprising w.c., wash basin, bath and shower cubicle, tiled splashbacks and radiator.

OUTSIDE: To the front of the property is a shared access driveway leading to an extensive driveway and parking area with a variety of mature shrubs and bushes, lawned front garden, gated access to the side, detached triple garage with three electric up-and-over doors and side door giving access to the garden, large gardens to the side and rear with paved patios, extensive lawns, well stocked mature beds and borders with a variety of trees, shrubs etc. and to the rear of the garage is a vegetable garden.



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.

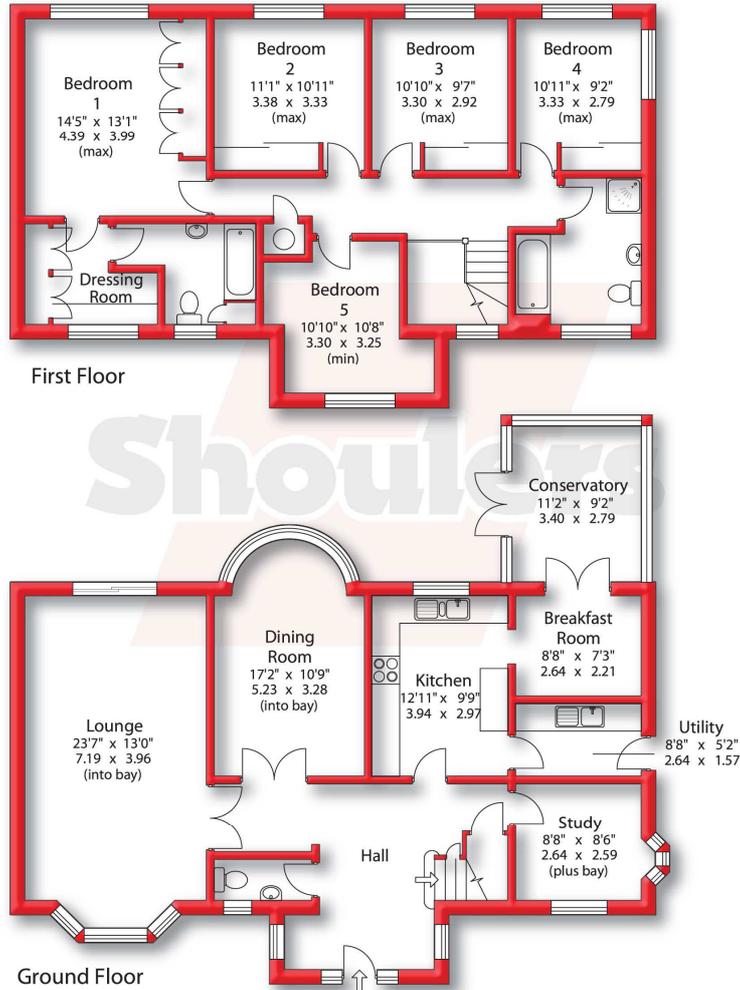
COUNCIL TAX: Melton Borough Council (01664) 502502.

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 Thorpe Road and take the last turning on the left into Melton Spinney Road. Take the second turning left into Carnegie Crescent continuing along and the property will be found on the right hand side set back from the road at the end of a driveway.

FLOOR PLAN

31 Carnegie Crescent
 Approx Gross Floor Area = 2198 Sq. Feet
 = 203.75 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

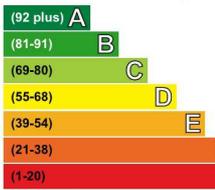
Tel: 01664 410166

www.shoulers.co.uk
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 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	78