



MERE ROAD, WALTHAM ON THE WOLDS

Asking Price Of £250,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

OIL FIRED CENTRAL HEATING

CLOSE TO LOCAL SCHOOLS

AMPLE OFF ROAD PARKING

TWO RECEPTION ROOMS

COUNTRYSIDE VIEWS

VILLAGE LOCATION

01664 566258

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Three bedroom semi-detached house situated in the highly desirable village of Waltham on the Wolds ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.



The accommodation in brief comprises of; entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking to the front, rear garden with open country side views and brick storage shed. Oil fired central heating throughout.

ENTRANCE HALL Entering into the entrance hall having stairs rising to the first floor landing, double glazed window, radiator and carpet flooring.

DINING ROOM 9' 11" x 10' 11" (3.03m x 3.35m) Having a double glazed window to the front aspect, radiator, open fireplace with tiled surround and carpet flooring.

LOUNGE 15' 8" x 11' 7" (4.8m x 3.55m) A good sized lounge having a double glazed window to the front aspect, radiator, log burner style electric fire, shelving to the alcove and carpet flooring.

KITCHEN 6' 10" x 8' 11" (2.09m x 2.73m) Fitted with a range of wall and base units, roll edge work surfaces, tiled splash backs, stainless steel sink and drainer unit, space for an electric cooker, vinyl flooring, two full height storage cupboards, double glazed window and part glazed uPVC door to;

REAR HALL Having doors at each end to the rear garden, doors to utility, wc and shed.

UTILITY ROOM 7' 0" x 8' 6" (2.15m x 2.61 m) max Having an obscure double glazed window, wall mounted boiler, plumbing for a washing machine and tiled flooring.

CLOAKROOM Comprising of a low flush WC and tiled flooring.

STORAGE SHED Handy brick storage shed.

LANDING Taking the stairs from the entrance hall to the first floor with a double glazed window to the rear aspect, loft access hatch and doors off to;

MASTER BEDROOM 10' 11" x 14' 6" (3.34m x 4.43m) Having dual aspect double glazed windows, radiator and carpet flooring.

BEDROOM TWO 11' 11" x 10' 11" (3.65m x 3.35m) Having a double glazed window to the front aspect, radiator, airing cupboard housing the hot water tank and carpet flooring.

BATHROOM 7' 8" x 5' 11" (2.35m x 1.81m) Comprising of a panel bath with shower riser over and folding shower screen, vanity unit wash hand basin and low flush WC, bathroom cabinet, fully tiled walls, heated towel rail, obscure glazed window and carpet flooring.

BEDROOM THREE 6' 11" x 9' 11" (2.12m x 3.03m) Having a double glazed window to the rear aspect, radiator, over stair storage cupboard and carpet flooring.

OUTSIDE TO THE FRONT Gravelled front drive providing generous off road parking and gated access to the rear garden.

REAR GARDEN Gravel and paved area adjacent to the house with a formal lawn, oil tank, mature hedging and shrubs with wood panel fencing to the boundary.

SOLAR PANELS The panels were installed in 2013 and are owned outright.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

FULL BROCHURE A full brochure for this property is available on the Middletons website.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.