

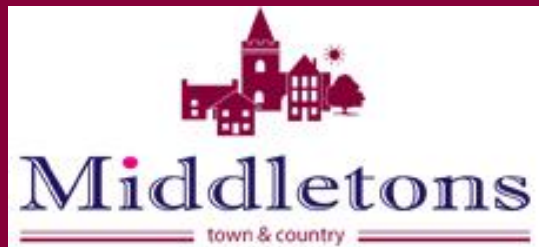


ORWELL CLOSE, MELTON MOWBRAY

Asking Price Of £290,000

Three Bedrooms

Freehold



LINK DETACHED HOUSE

GARAGE AND DRIVEWAY

EN-SUITE TO MASTER BEDROOM

DESIRABLE LOCATION

NHBC WARRANTY

DOWNSTAIRS WC

CLOSE TO LOCAL SCHOOLS

NORTH WEST SIDE OF MELTON
MOWBRAY

01664 566258

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Built in 2019 by Davidson homes, three bed linked detached house situated on the new development to the north west side of Melton Mowbray within close proximity to local schools and amenities.

The accommodation in brief comprises of; entrance hall, lounge, cloakroom and dining kitchen to the ground floor, three bedrooms, one being ensuite and a family bathroom to the first floor. Outside the property also benefits from ample off road parking, garage and a good sized rear garden.



ENTRANCE HALL Entering via a composite door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, tiled flooring, doors off to;

CLOAKROOM 3' 1" x 3' 7" (.96m x 1.095m) Comprising of a close coupled WC, wall mounted wash hand basin, radiator and tiled flooring.

LOUNGE 10' 9" x 16' 0" (3.3m x 4.88m) Having a walk in, double glazed bay window with fitted venetian blinds to the front aspect, feature fireplace with electric fire, radiator and carpet flooring.

KITCHEN/DINER 18' 4" x 11' 0" (5.59m x 3.37m) Fitted with a contemporary range of wall, base and drawer units, square edge work surfaces, one and a half bowl sink and drainer with mixer tap over, space and plumbing for a washing machine, integrated appliances to include; AEG eye level double oven, gas hob with extractor over, dishwasher and fridge freezer. Ample room for a dining table, TV aerial socket, USB sockets, two radiators, tiled flooring, double glazed window and french doors to the rear patio area.

LANDING Taking the stairs from the entrance hall to the first floor having a double glazed window on the side aspect, airing cupboard and loft hatch.

MASTER BEDROOM 10' 5" x 11' 6" (3.19m x 3.52m) Having a double glazed window with fitted venetian blind to the front aspect, radiator, fitted wardrobes, carpet flooring and door through to the ensuite.

ENSUITE 7' 8" x 5' 10" (2.34m x 1.8m) Comprising of a double shower cubicle, pedestal wash hand basin, electric shaver socket, close coupled WC, radiator, tiled splash areas, vinyl flooring and an obscure glazed window.

BEDROOM TWO 10' 8" x 10' 1" (3.26m x 3.08m) Having a double glazed window with fitted venetian blind to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 7" x 6' 2" (2.32m x 1.9m) Fitted with a panel bath with shower riser over and folding shower screen, close coupled WC, pedestal wash hand basin, tiled splash areas, radiator, fitted storage unit, bathroom cabinet, vinyl flooring and an obscure glazed window with fitted venetian blind.

BEDROOM THREE 9' 4" x 8' 6" (2.86m x 2.61m) Having a double glazed window with fitted venetian blind to the rear aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Formal lawn to the front with shrub border, tarmac drive to the side leading to the garage and gated access to the garden.

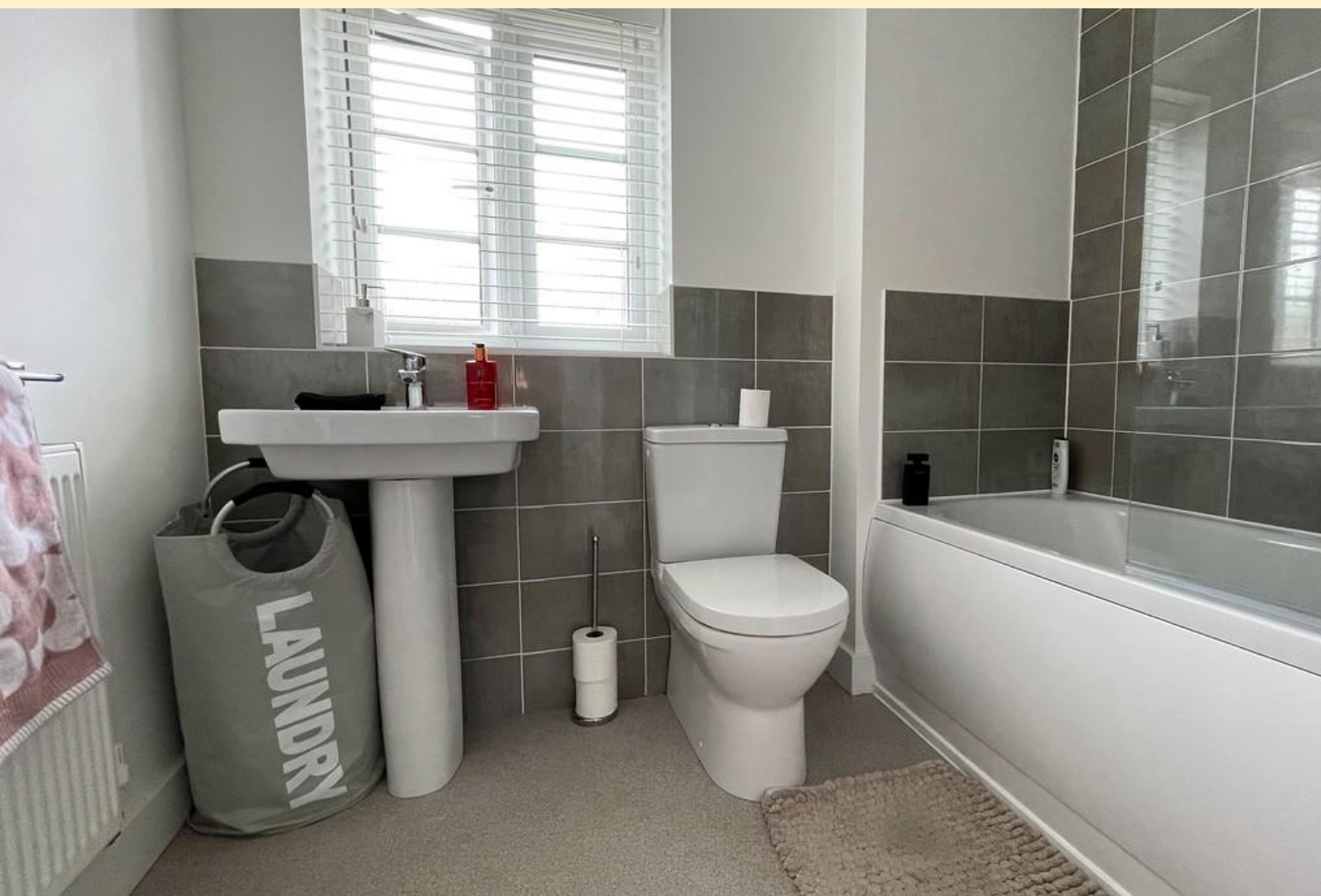
REAR GARDEN Patio area adjacent to the house with trellis fencing and archway, courtesy lighting, outside tap, formal lawn with the boundary secured with wood panel fencing.

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.

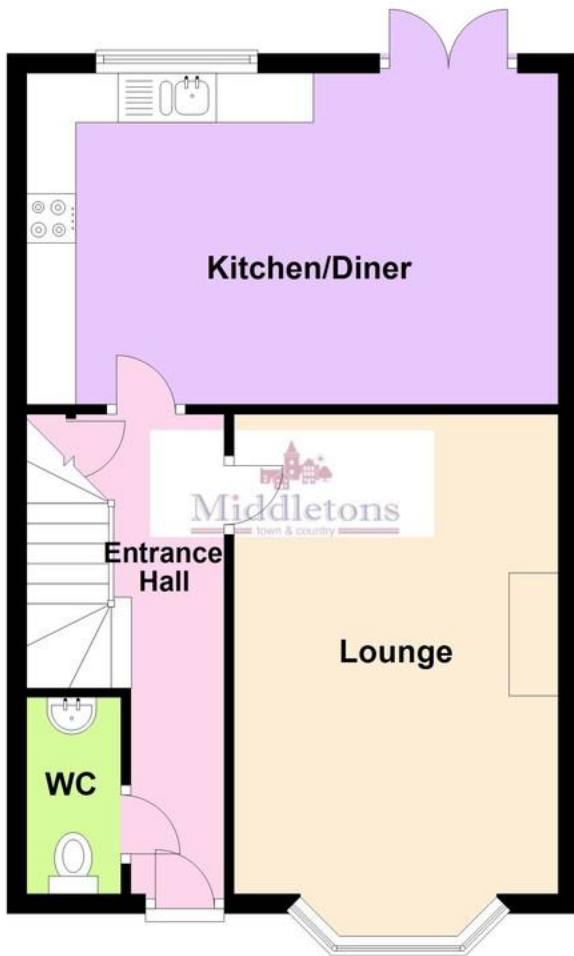
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.