



## EDENDALE ROAD, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



**EXTENDED SEMI-DETACHED HOUSE**

**CHAIN FREE**

**KITCHEN DINER**

**LOCAL SCHOOLS NEARBY**

**AMPLE OFF ROAD PARKING**

**DOWNSTAIRS WC**

**CLOSE TO LOCAL AMENITIES**

**SOUTH SIDE OF MELTON MOWBRAY**

01664 566258

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Extended three bedroom semi-detached house situated to the south side of Melton Mowbray. Within close proximity to both local primary and high schools, amenities and the town centre.

The accommodation in brief comprises; Entrance hall, cloakroom, lounge and dining kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front and a low maintenance rear garden.

**ENTRANCE HALL** Part glazed uPVC door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, laminate wood flooring and doors off to;

**WC** 2' 7" x 4' 9" (.8m x 1.47m) Comprising of a low flush WC, wall mounted wash hand basin and radiator.

**LOUNGE** 11' 4" x 15' 1" (3.47m x 4.62m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**KITCHEN/DINER** 20' 3" x 17' 4" (6.18m x 5.3m) Spacious kitchen diner having ample room for a dining table and further seating in the dining area with laminate wood flooring and radiator. The kitchen is fitted with a good range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer, space and plumbing for both a washing machine and dishwasher, space for a freestanding cooker with extractor hood over. Two double glazed windows to the rear aspect, part glazed uPVC door to the side, radiator and tiled flooring.

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

**MASTER BEDROOM** 8' 8" x 14' 8" (2.65m x 4.48m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 8' 8" x 11' 5" (2.65m x 3.49m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 1" x 8' 8" (2.79m x 2.65m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 7" x 8' 6" (1.71m x 2.61m) Comprising of a 'P' shaped panel bath with shower riser over and folding shower screen, pedestal wash hand basin and low flush WC. Obscure glazed window, radiator, tiled splash areas and laminate wood flooring.

**OUTSIDE TO THE FRONT** Driveway providing off road parking, formal lawn to the side and gated access to the rear garden.

**REAR GARDEN** Low maintenance garden paved over two levels, outside tap, stone water feature and wood panel fencing securing the boundary.

**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. We are informed that this property has been extended/alterd. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent has been given. 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.

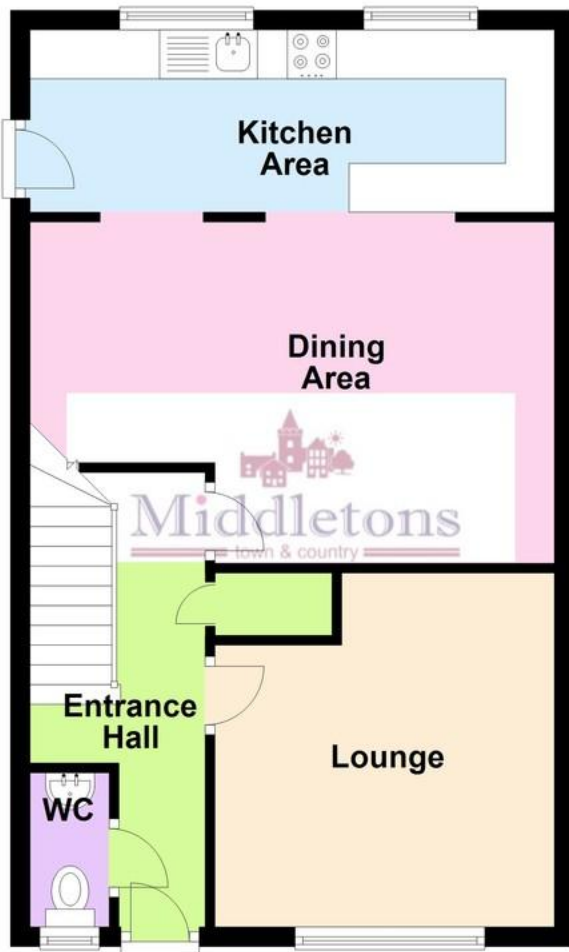
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



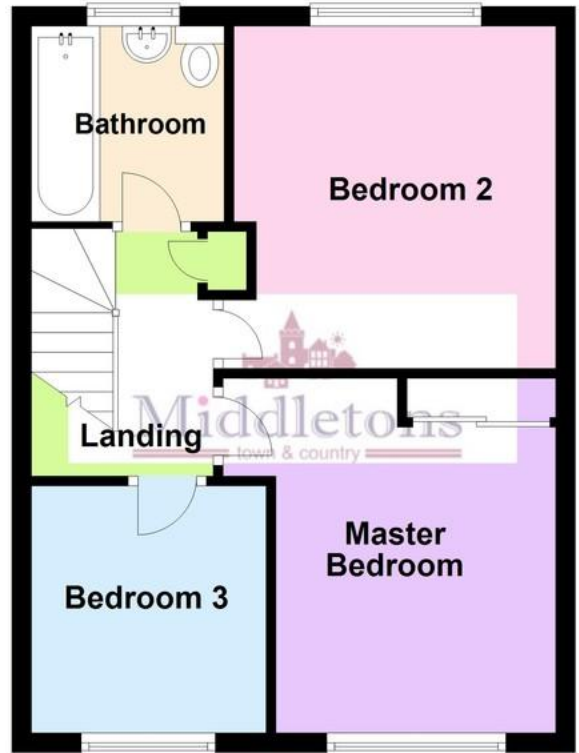




## Ground Floor



## 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.