



## EVEREST DRIVE, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

OFF ROAD PARKING

DETACHED GARAGE

WEST OF MELTON MOWBRAY

OUTSKIRTS OF TOWN

THREE BEDROOMS

IDEAL FIRST TIME BUY

CORNER PLOT

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)









Situated to the west of Melton Mowbray on the corner of a cul de sac, a three bed semi detached house with off road parking and a rear garden. Close to local primary schools and shops with good commuter links to Nottingham and Leicester.

Semi detached family home with entrance hall, lounge diner and kitchen to the ground floor. Three double bedrooms and a family bathroom to the second floor. There is a rear garden and a driveway and garage to the side. Gas central heating.



**ENTRANCE HALL** Entering via a glazed UPVC door in to the entrance hall with stairs rising to the first floor, radiator and doors to the lounge and kitchen and under stairs cupboard with a shelf and coat hooks.

**LOUNGE** 10' 11" x 14' 3" (3.35m x 4.35m) Spacious, well proportioned room, large double glazed window to the front aspect and side. Fireplace housing coal effect gas fire and doors off to the entrance hall and opening through to the dining room, two radiators.

**DINING ROOM** 8' 10" x 8' 10" (2.7m x 2.71m) Window to side, radiator, door to kitchen.

**KITCHEN** 7' 11" x 9' 4" (2.42m x 2.86m) Fitted with a range of base wall and base units, space for a fridge, space and plumbing for a washing machine, inset stainless steel sink with mixer tap, built in gas hob and electric oven, storage cupboard with shelves, gas boiler, double glazed window, door to garden.

**LANDING** Taking the stairs to the first floor landing double glazed window and doors off to all rooms.

**MASTER BEDROOM** 9' 10" x 11' 7" (3.02m x 3.55m) With a double glazed window to the side aspect, radiator and carpet flooring.

**BEDROOM TWO** 11' 0" x 10' 5" (3.36m x 3.2m) With a double glazed window to the front and side aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 1" x 8' 1" (2.16m x 2.48m) Double glazed window to the front aspect, radiator and carpet flooring.

**FAMILY BATHROOM** 7' 1" x 5' 11" (2.18m x 1.82m) With WC, pedestal wash hand basin, panel bath hand held shower attachment, double glazed window.

**FRONT GARDEN** Situated on a large corner plot, lawned area and low maintenance gravelled area. Driveway for off road parking in front of the garage

**GARDEN** Private and enclosed having a gate to the side of the property, paved seating area, the garden is mostly laid to lawn, with a path leading down to the single garage.

**GARAGE** Twin doors to the garage, shelving, personal door to the garden at the side, window to rear.

**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.







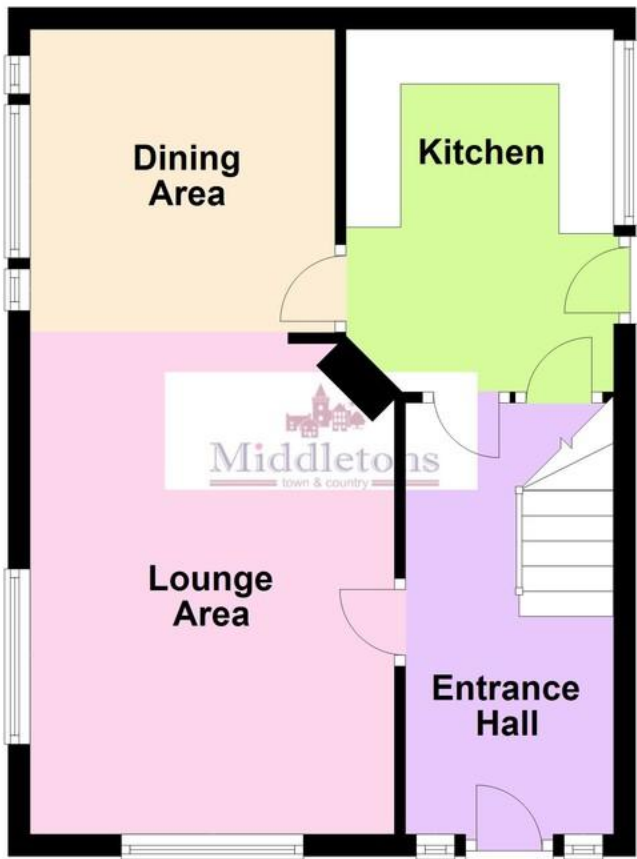








## Ground Floor




## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.