



DISCOVERY DRIVE, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



DETACHED HOUSE

ENSUITE TO MASTER

DOWNSTAIRS CLOAK

CLOSE TO THE MELTON COUNTRY PARK

DRIVEWAY AND DETACHED GARAGE

BUILT 2017

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

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Built in 2017, this three bedroomed detached family home with detached garage to the rear, is situated to the north side of Melton Mowbray, within close proximity to the Country Park and the John Ferneley High School.

The accommodation in brief comprises; entrance hall, lounge, cloakroom, kitchen diner and utility room to the ground floor. Master bedroom with en-suite shower room, two further bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, detached single garage and a landscaped rear garden.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, radiator, carpet flooring and doors off to;

CLOAKROOM Low flush WC, wall mounted wash hand basin, radiator and extractor fan.

LOUNGE 12' 9" x 12' 2" (3.91m x 3.73m) Nicely proportioned room having a double glazed window to the front aspect, radiator, Sky dish connector and carpet flooring.

KITCHEN/DINER 9' 1" x 17' 10" (2.79m x 5.46m) Fitted with a range of contemporary wall, base and drawer units, square edge work surfaces, one and a half bowl sink and drainer with mixer tap over. Integrated appliance to include; electric oven, induction hob with extractor hood over and dishwasher, Double glazed window and french doors to the rear patio making a great space for entertaining, radiator, space for a fridge freezer and lino wood flooring throughout. Door to the utility room.

UTILITY ROOM 5' 4" x 7' 6" (1.63m x 2.31m) Fitted with a base unit with space and plumbing for washing machine under, cupboard housing the combi central heating boiler and exterior door to the side of the property.

LANDING Taking the stairs from the entrance hall to the first floor landing having a double glazed window to the side, loft hatch, and built in storage cupboard.

MASTER BEDROOM 12' 11" x 10' 9" (3.96m x 3.28m) Having a double glazed window to the front aspect, radiator, carpet flooring and door to the en-suite.

ENSUITE 5' 10" x 5' 10" (1.78m x 1.78m) Comprising of a single shower cubicle, low level flush WC, pedestal wash hand basin, radiator, extractor fan, lino flooring and an obscured double glazed window.

BEDROOM TWO 9' 4" x 9' 6" (2.87m x 2.9m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m) Comprising of panel bath with shower over and folding shower screen, low flush WC, pedestal wash hand basin, tiled splash areas and lino flooring, radiator and an obscured double glazed window.

BEDROOM THREE 9' 4" x 8' 2" (2.87m x 2.51m) Currently used as a home office, having a double glazed window to the rear aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Small formal lawn with paved pathways to both the front door and garden side gate, mature shrubs to the boundary continuing around the side of the property towards the driveway and garage located to the rear.

GARAGE Single detached brick built garage with a pitched roof, up and over door. There is off road parking in front of the garage for two vehicles.

REAR GARDEN Paved patio with steps up to the gated access, formal lawn with shrub borders, garden tap and courtesy lighting. The boundary is secured with wood panel fencing and brick walls, with gated access to the front.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned 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.

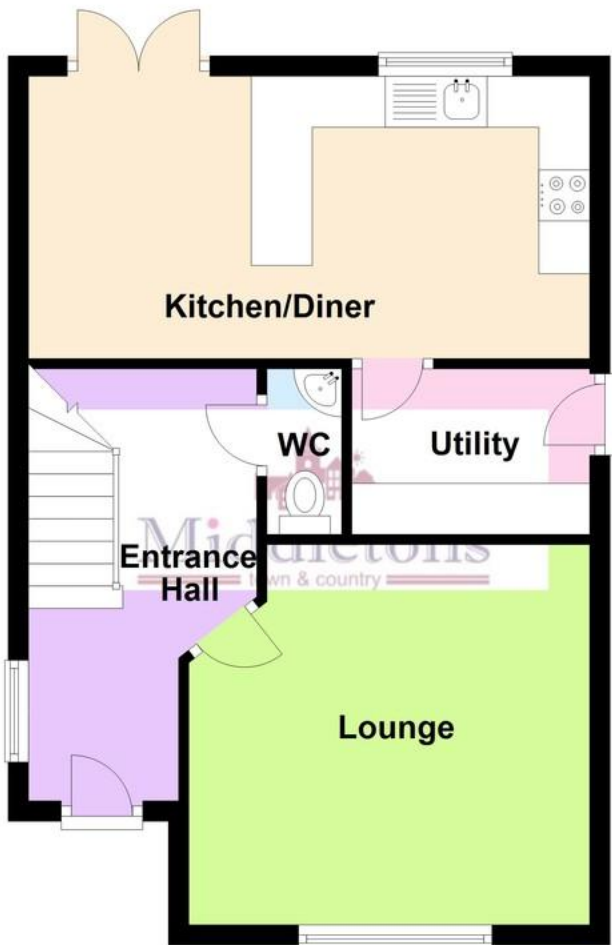
MAINTENANCE CHARGE There is a maintenance charge of £76.00 twice yearly for the maintenance of the green areas on the development.







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		95
(81-91) B	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.