



## PERFORMANCE WAY, MELTON MOWBRAY

Asking Price Of £265,000

Four Bedrooms

Freehold



SEMI-DETACHED

AMPLE OFF ROAD PRKING

ENSUITE TO MASTER

NEAR TO THE COUNTRY PARK

THREE STOREY

DOWNSTAIRS WC

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Modern four bedroomed semi detached family home with accommodation over three floors, 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, dining kitchen and cloakroom to the ground floor. Three bedrooms and a family bathroom to the first floor and a spacious master with ensuite to the second floor. Outside the property benefits from off road parking to the front and a good sized rear garden.

**ENTRANCE HALL** Part glazed front door into the entrance hall having stairs rising to the first floor landing, under stairs cupboard and doors off to:

**LOUNGE** 16' 0" x 10' 9" (4.88m x 3.29m) Nicely proportioned room which has a double glazed window and glazed french doors leading out to the rear garden, radiator and carpet flooring.

**KITCHEN/DINER** 9' 3" x 17' 8" (2.82m x 5.39m) Fitted with a modern range of wall, eye and base units, roll top work surfaces, ceramic one and a half bowl sink and drainer, tiled splash backs, integrated double oven, grill and gas hob with a stainless steel extractor fan hood, space and plumbing for both a dishwasher and washing machine. Walk-in double glazed window to the front aspect, radiator, space for a dining table, wall mounted concealed boiler and laminate wood flooring.

**CLOAKROOM** 2' 11" x 5' 7" (0.91m x 0.171m) Comprising of a low flush WC and a vanity unit wash hand basin with tiled splash backs, radiator and an obscure glazed window.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with built in storage cupboard and doors off to;

**BEDROOM TWO** 9' 4" x 14' 4" (2.85m x 4.37m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 11' 10" x 9' 4" (3.61m x 2.87m) Having a double glazed window to the rear front, radiator and carpet flooring.

**BEDROOM FOUR** 6' 4" x 11' 3" (1.95m x 3.45m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 6" x 6' 4" (1.69m x 1.95m) Comprising of a low flush WC, pedestal wash hand basin and a panelled bath. Obscure glazed window, part tiled walls, tiled floor and radiator.

**SECOND LANDING** Taking the stairs from the first floor landing to the second landing.

**MASTER BEDROOM** 9' 5" x 20' 11" (2.88m x 6.4m) A generous master bedroom having dual aspect double-glazed dormer window to front and a Velux window to rear, two radiators, built in double wardrobe, built in base level cupboard, loft access hatch and carpet flooring.

**ENSUITE** 6' 2" x 6' 7" (1.89m x 2.03m) Comprising of a low flush WC, pedestal wash hand basin and shower cubicle with tiled splash backs, tiled flooring, radiator and a Velux window.

**FRONT DRIVE** Providing ample off road parking for several vehicles with gated access to the rear garden.

**REAR GARDEN** Having a paved pathway adjacent to the property, formal lawn with wood panel fencing to the boundary.

**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.

**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.





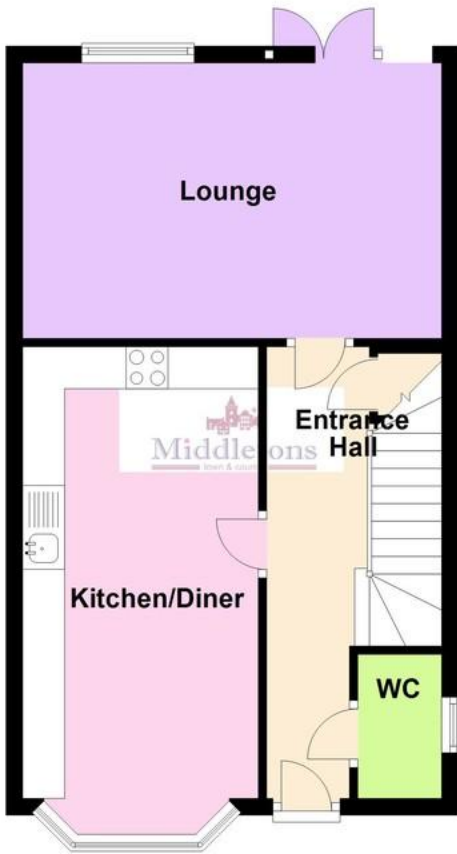








### Ground Floor



### First Floor



### Second 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) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.