

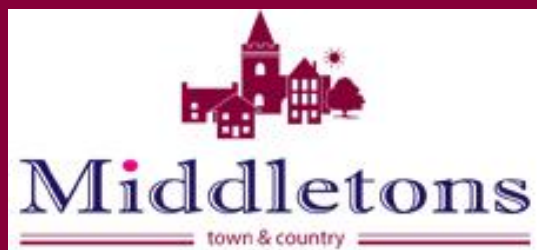


STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

PERIOD CHARACTER

LOCAL AMENITIES NEARBY

THREE DOUBLE BEDROOMS

FRONT AND REAR GARDENS

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Victorian family home oozing character with period features throughout. Three double bedroome semi-detached house situated to the North side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. Three double bedrooms and a modern family bathroom to the first floor. Outside the property benefits from a good sized rear garden with utility shed and a garden office.



ENTRANCE HALL UPVC wood effect door to the entrance hall having stairs rising to the first floor landing, access to the cloakroom, radiator and doors off to;

CLOAKROOM Comprising of a wall mounted wash hand basin, low flush WC, tiled splashbacks, tiled floor and a obscure glazed window. Under stair storage cupboard.

DINING ROOM 11' 10" x 13' 1" (3.63m x 3.99m) Having a double glazed walk-in bay window to the front aspect fitted with folding shutters, radiator, period feature fireplace with a 'real flame' gas coal effect fire, decorative coving to the ceiling, picture rails and carpet flooring.

LOUNGE 11' 10" x 12' 5" (3.63m x 3.8m) Having a double glazed window looking over the rear garden, radiator, picture rails, feature open fireplace with a cast iron multi-fuel burner, original fitted storage to the alcoves and carpet flooring.

KITCHEN 7' 1" x 9' 3" (2.16m x 2.83m) Fitted with a range of wall, base and drawer units, rolltop worksurfaces, tiled splashbacks, double sink drainer unit, integrated oven and gas hob with extractor hood over and an integrated fridge. Double glazed window and part glazed door to the rear garden, radiator and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a double glazed window to the side, hatch providing access to a boarded out loft benefiting from a pull-down ladder and light.

MASTER BEDROOM 11' 0" x 11' 11" (3.37m x 3.64m) Having a double glazed window to the front aspect, radiator, original cast iron fireplace, picture rails and varnished wood flooring.

BEDROOM TWO 12' 5" x 10' 8" (3.81m x 3.26m) Having a double glazed window to the rear aspect, radiator, picture rails, original cast iron fireplace and varnished wood flooring, built in wardrobe and cupboard.

BATHROOM 7' 0" x 4' 11" (2.15m x 1.52m) Fitted with a contemporary white suite comprising of a double ended bath with shower riser over and folding shower screen, close coupled WC and a heated towel rail. Obscure double glazed window, wood panelling to the walls and bath panel and tiled flooring.

BEDROOM THREE 8' 5" x 9' 4" (2.59m x 2.86m) Having a double glazed window to the rear aspect, radiator, picture rails and carpet flooring.

FRONT GARDEN Brick wall to the boundary with gated access to the front storm porch and rear garden.

REAR GARDEN Having a block paved seating area adjacent to the property with a pergola for shade, formal lawn with planted borders, block paved pathway to the garden office with a further paved patio area to the rear of the garden making the most of the days sun. Brick walling to the boundary and gated access to the front.

UTILITY OUTBUILDING Having space and plumbing for a washing machine, space for other white goods and storage, garden tap.

GARDEN OFFICE Timber built garden office with power and light connected, windows to all sides, power and light connected.

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.

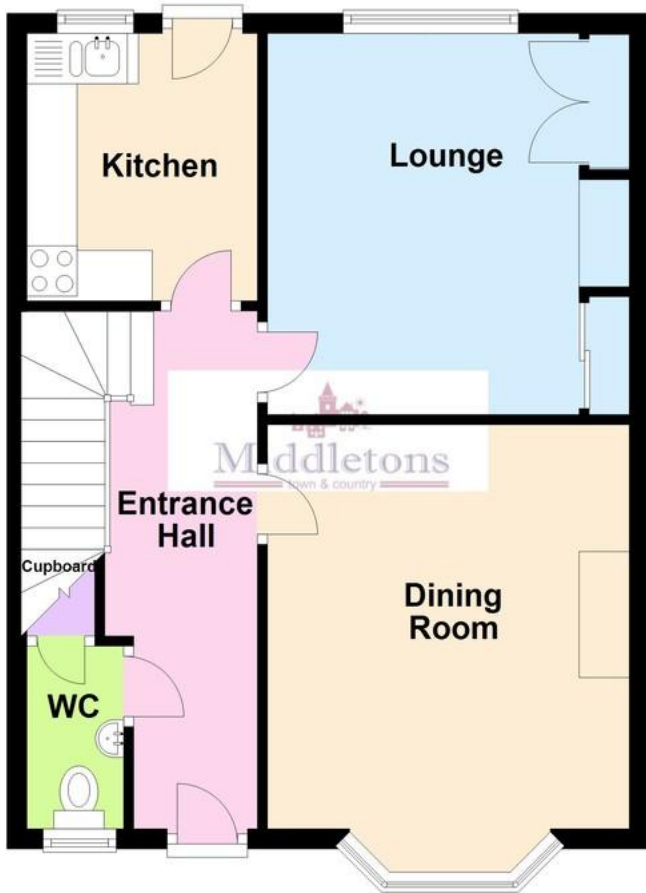
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Ground Floor



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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<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.