



ABINGDON ROAD, MELTON MOWBRAY

Guide Price £250,000

Three Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY AND GARAGE

IDEAL FAMILY HOME

GOOD COMMUTER LINKS

LARGE REAR GARDEN

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

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*** NO UPWARD CHAIN *** Three bedroom detached house situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester

The accommodation in brief comprises; entrance hall, lounge, dining room and kitchen to the ground floor Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a well established large rear garden.

ENTRANCE HALL UPVC double glazed door into the porch giving access into the entrance hall. Having stairs rising to the first floor landing, under stair storage cupboard, radiator and carpet flooring.

LOUNGE 10' 11" x 12' 4" (3.34m x 3.78m) Having a double glazed window to the front aspect, radiator, gas fire, TV aerial point, carpet flooring and french doors through to the dining room.

DINING ROOM 11' 4" x 11' 11" (3.46m x 3.64m) Having patio doors to the rear garden, double glazed window to the side, radiator, wall mounted gas fire, TV aerial point and carpet flooring.

KITCHEN 8' 3" x 14' 4" (2.53m x 4.38m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated Zanussi electric oven and a gas hob with extractor hood over. Double glazed bay window over looking the rear garden, in-built pantry, breakfast bar, radiator and door to the garage.

LANDING Taking the stairs from the entrance hall to the first floor having a double glazed window to the side aspect, access to the fully boarded loft with pull down ladder and lighting, carpet flooring and doors off to;

MASTER BEDROOM 11' 1" x 12' 6" (3.38m x 3.82m) Having a double glazed window to the front aspect, radiator, fitted wardrobes, bedside tables and top boxes, carpet flooring.

BEDROOM TWO 11' 6" x 11' 10" (3.51m x 3.63m) Another good sized double room having a double glazed window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 7' 3" x 7' 1" (2.21m x 2.18m) A good sized single room having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 2" x 8' 8" (2.5m x 2.65m) Generous sized bathroom having a panel bath, low flush WC, vanity unit wash hand basin and corner shower cubicle. Obscure double glazed window, radiator and vinyl flooring.

FRONT GARDEN Low maintenance gravel and paved front garden with a dwarf wall to the boundary, driveway providing off road parking leading to the garage.

GARAGE 9' 6" x 23' 4" (2.92m x 7.12m) Having an up and over door and personnel door to the front, power and light connected, rear window, a further two doors to the kitchen and the rear garden.

REAR GARDEN Beautifully landscaped and well established rear garden, having a paved patio area adjacent to the house, garden tap, low maintenance gravel area with water feature leading to a Victorian style garden with flower beds bordered by shrubs, paved pathways leading to the top of the garden and garden sheds on a paved area. (Please note the greenhouse shown is no longer at the property)

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.

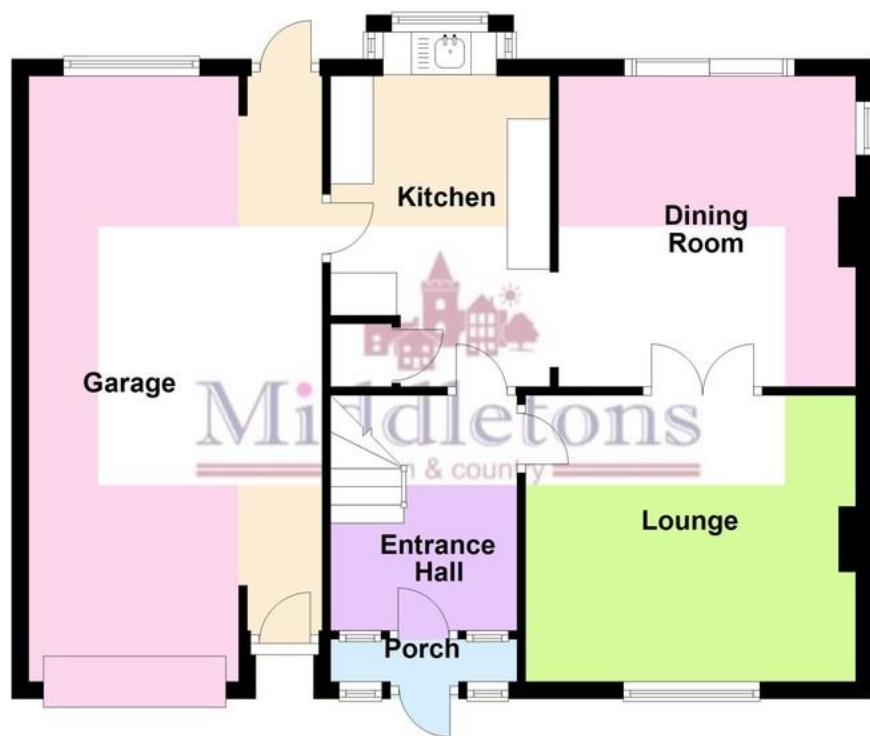
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Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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 are 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.