



WYCLIFFE AVENUE, MELTON MOWBRAY

Asking Price Of £319,950

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

UTILITY ROOM

CLOSE TO MELTON COUNTRY PARK

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented detached family home situated to the north side of Melton Mowbray, within close proximity to the Melton Country park and the John Ferneley High School.

The accommodation in brief comprises; entrance hall, lounge, kitchen diner, utility and doakroom to the ground floor. Three bedroom's and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, vertical radiator, telephone point and porcelain tiled flooring.

LOUNGE 13' 10" x 14' 6" (4.23m x 4.42m) Having a double glazed walk-in bay window to the front aspect and a further window to the side, vertical radiator, USB sockets, TV aerial point, wall mounted electric fire and carpet flooring.

KITCHEN/DINER 20' 3" x 20' 3" (6.19m max x 6.18m max) 'L' shaped kitchen diner, the dining area having double glazed french doors with integral venetian blinds to the rear patio, fitted bar with TV aerial socket, vertical radiator and porcelain tiles continuing through to the kitchen area. The kitchen has been fitted with a modern range of Wren wall, base and drawer units, breakfast bar, return quartz work surfaces, tiled splash backs, undercounter sink with hose mixer tap over, housing for an American style fridge freezer, space for a range cooker with extractor hood over and an integrated dishwasher. Double glazed window over looking the garden and further window to the side allowing plenty of natural light, glazed door to the utility room, USB sockets and a further radiator.

UTILITY ROOM The utility room has a door to the garden, plumbing for a washing machine, laminate wood flooring and doors off to the garage and cloakroom.

CLOAKROOM Having a low flush WC and an obscure glazed window.

LANDING Taking the stairs from the entrance hall to the first floor landing having a double glazed window to the side aspect, access hatch to the loft and doors off to;

MASTER BEDROOM 11' 9" x 11' 6" (3.59m x 3.52m) Having two double glazed windows to the front aspect, radiator, USB sockets and carpet flooring.

BEDROOM TWO 8' 11" x 11' 6" (2.73m x 3.52m) Having a double glazed window to the rear aspect, radiator, USB sockets, built-in storage cupboard and laminate wood flooring.

BEDROOM THREE 7' 9" x 6' 9" (2.37m x 2.07m) Having a double glazed window to the front aspect, radiator, built-in bed over the stairs with storage space under, USB sockets and laminate wood flooring.

BATHROOM 5' 4" x 7' 10" (1.65m x 2.41m) Fitted with a contemporary three piece white suite comprising of a vanity unit wash hand basin, wall mounted mirrored bathroom cabinet, close coupled WC, 'P' shaped panel bath with shower riser and fixed waterfall shower head and folding shower screen. Obscure glazed window, heated towel rail, fully tiled walls and flooring.

OUTSIDE TO THE FRONT Block paved driveway providing ample off road parking, gravel area, side gate to the rear garden and access to the garage.

GARAGE 18' 4" x 7' 9" (5.61m x 2.37m) Having an electric roller door, power and light connected, window to the side and a personnel door to the utility room.

REAR GARDEN Extensive patio area adjacent to the house with courtesy lighting, garden tap, steps up to a formal lawn and 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



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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.