



CONISTON ROAD, MELTON MOWBRAY

Asking Price Of £220,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

INVESTMENT OPPORTUNITY

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

FIRST TIME BUY OPPORTUNITY

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Three bedroom semi-detached home, Situated to the north side 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, breakfast kitchen, dining room and WC to the ground floor. Three bedrooms 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, radiator, archway to the kitchen and door to the lounge.

LOUNGE 10' 9" x 16' 11" (3.3m x 5.17m) Having a double glazed window to the front aspect, two radiators, coved ceiling and carpet flooring.

KITCHEN/BREAKFAST ROOM 9' 1" x 17' 3" (2.78m x 5.27m) Fitted with a range of wall and base units, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a dish washer, space for a free standing cooker with extractor hood over, room for a free standing fridge freezer and dining table. Double glazed window to the rear aspect, external door to the side, central heating boiler, coved ceilings, vinyl flooring and an opening through to the dining room.

DINING ROOM 9' 1" x 7' 10" (2.77m x 2.41m) Having patio doors to the rear garden, radiator, built-in storage cupboards, carpet flooring and door to the WC and utility area.

UTILITY AREA Having plumbing for a washing machine, door to the WC.

WC Comprising of a low flush WC and an obscure glazed window and radiator.

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

MASTER BEDROOM 11' 1" x 12' 11" (3.4m x 3.95m) Having a double-glazed window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 12' 1" x 9' 10" (3.7m x 3.01m) Having a double-glazed window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 3" x 5' 10" (2.22m x 1.78m) Comprising of a panel bath with shower over and folding shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled walls and stripped floorboards.

BEDROOM THREE 7' 0" x 8' 6" (2.15m x 2.6m) Having a double-glazed window to the front aspect, radiator and carpet flooring.

FRONT GARDEN Having ample off-road parking to the front and side of the property, carport and double gates to the garage.

GARAGE 10' 10" x 25' 10" (3.32m x 7.89m) Having an up and over door, power and light connected, windows to the rear and side with a personnel door to the garden.

REAR GARDEN Paved patio area adjacent to the property with steps down to a formal lawn with raised plant border to one side, garden shed, mature hedging to the rear and wood panel fencing to the sides.

AGENTS NOTE The central heating boiler is not in working order, but a new one will be fitted shortly.

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		
(69-80) C		78
(55-68) D	57	
(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.