



WYMONDHAM WAY, MELTON MOWBRAY

Asking Price Of £259,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

REAR GARDEN

TWO RECEPTION ROOMS

NORTH SIDE OF MELTON MOWBRAY

AMPLE OFF ROAD PARKING

THREE BEDROOMS

MELTON COUNTRY PARK NEARBY

CLOSE TO LOCAL SCHOOLS

COUNCIL TAX BAND B

01664 566258

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A beautifully presented three bedroom semi-detached family home 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 diner, kitchen and sitting room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a low maintenance rear garden.



ENTRANCE HALL Part glazed door into the entrance hall having carpet flooring and doors off to;

LOUNGE/DINER 22' 11" x 10' 10" (6.99m x 3.32m)

Spacious reception room having a double glazed window to the front aspect, radiator, double glazed french doors to the dining area opening out onto the patio, feature fireplace with gas fire, carpet flooring, stairs rising to the first floor and door to the kitchen.

KITCHEN 9' 3" x 8' 11" (2.83m x 2.72m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor hood over and space for a fridge freezer. Double glazed window and external door to the rear garden, radiator, tiled flooring and a wall mounted central heating boiler.

SITTING ROOM 8' 0" x 16' 8" (2.44m x 5.09m) Having a double glazed window to the front aspect, radiator and carpet flooring.

LANDING Taking the stairs from the lounge to the first floor landing with doors off to;

MASTER BEDROOM 11' 8" x 10' 5" (3.58m x 3.20m)

Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM TWO 10' 11" x 10' 5" (3.34m x 3.18m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 4" x 8' 5" (2.26m x 2.57m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 4" x 8' 10" (2.56m x 2.71m) Comprising of a panel bath with shower riser over, vanity unit wash hand basin and close coupled WC, heated towel rail, obscure glazed window, built in airing cupboard and tiled walls and flooring.

FRONT GARDEN Having a paved driveway providing ample off road parking, formal lawn to the side, gated access to the rear garden.

REAR GARDEN Low maintenance paved rear garden having seating area, garden tap and summer house. Wood panel fencing secures 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. This property has been extended/altered. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent has been given.

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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.