



ABINGDON ROAD, MELTON MOWBRAY

Asking Price Of £299,950

Three Bedrooms

Freehold



DETACHED HOUSE

UTILITY ROOM

ELEVATED VIEWS

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





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, utility room with W/C and kitchen to the ground floor. Three bedrooms and a bathroom to the first floor. Outside the property benefits from off road parking, garage and both front and rear gardens.



ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor, under stair storage cupboard, radiator and carpet flooring.

LOUNGE 10' 11" x 16' 11" (3.35m x 5.18m) Having a double glazed bow window to the front aspect, radiator, feature fireplace with gas fire, carpet flooring and glazed french doors to the dining room.

DINING ROOM 9' 7" x 8' 8" (2.94m x 2.66m) Having patio doors opening out onto the rear garden, radiator, carpet flooring and door to the kitchen.

KITCHEN 8' 1" x 13' 9" (2.47m x 4.2m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer, integrated electric oven, gas hob with extractor over and integrated fridge. Double glazed box bay window over looking the rear garden, tiled flooring, in-built pantry, radiator and door to the utility room.

UTILITY ROOM 9' 5" x 12' 9" (2.89m x 3.89m) Located to the rear of the garage, having a double glazed window to the rear, personnel door to the garage, space and plumbing for a washing machine and dishwasher and a base unit with inset with sink and drainer. Door to the WC and direct access out to the garden.

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

MASTER BEDROOM 10' 0" x 14' 4" (3.05m x 4.37m) Having a double glazed bow window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 1" x 12' 9" (3.38m x 3.91m) Having a double glazed window to the rear aspect, radiator, an in-built wardrobe, airing cupboard and carpet flooring.

BEDROOM THREE 6' 11" x 9' 0" (2.13m x 2.75m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 3" x 5' 10" (2.52m x 1.8m) Comprising of a 'P' shaped bath with shower riser over, low flush WC, vanity unit wash hand basin and heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

FRONT GARDEN Having a block paved driveway providing ample off road parking, gravel bed with mature shrubs and tree, gated access to the rear garden and a dwarf wall to the boundary.

GARAGE 16' 0" x 8' 3" (4.89m x 2.52m) Having an up and over door, power and lighting, personnel door to the utility room.

REAR GARDEN Having a paved patio adjacent to the property with a water feature, an external socket, garden tap, steps down to a formal lawn with shrub borders, pathway to the bottom of the garden where there is a sheltered seating area. 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.

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		88
(69-80) C		
(55-68) D	59	
(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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www.middletons.uk.com
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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.