



## MASON ROAD, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

REAR GARDEN

MELTON COUNTRY PARK NEARBY

AMPLE OFF ROAD PARKING

ENSUITE TO THE MASTER

CLOSE TO LOCAL SCHOOLS

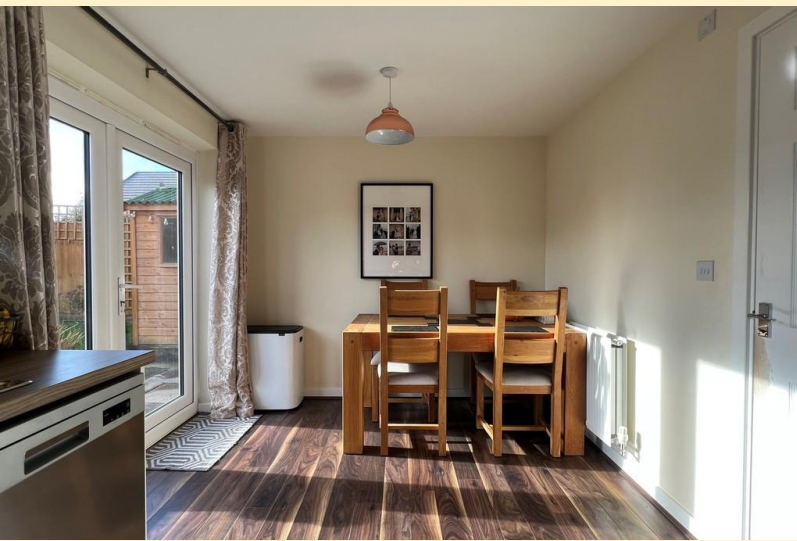
NORTH SIDE OF MELTON

COUNCIL TAX BAND B

01664 566258

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Beautifully presented three bedroom semi-detached house built by Persimmon homes. Situated to the North of Melton Mowbray within walking distance of the John Ferneley college and the Melton Country park

The accommodation in brief comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms with the master having an en-suite shower room and a separate family bathroom. The property also benefits from ample off road parking and a south facing rear garden. New Build warranty until 04/04/2026.

**ENTRANCE HALL** Composite door in to the entrance hall having stairs rising to the first floor, radiator, laminate wood flooring and doors off to the cloakroom and lounge.

**CLOAKROOM** 3' 0" x 5' 6" (0.92m x 1.7m) Comprising of a low flush WC, pedestal wash hand basin with tiled splash back, radiator, laminate wood flooring and an obscure glazed window.

**LOUNGE** 11' 10" x 14' 9" (3.63m x 4.51m) Well proportioned lounge having a double glazed window to the front aspect, TV aerial point, radiator, carpet flooring, under stairs storage cupboard and a door leading through to the kitchen diner.

**KITCHEN/DINER** 9' 4" x 15' 3" (2.87m x 4.66m) This kitchen diner makes a great space for entertaining with double glazed french doors opening out on to the rear patio area. Having ample room for a dining table, radiator and laminate wood flooring following through to the kitchen area. The kitchen has been fitted with a generous range of wall base and drawer units, rolled edge work surfaces, one a half bowl stainless steel sink and drainer with mixer tap over. Integrated Electrolux electric oven, four ring gas hob with extractor hood over and stainless steel splash panel. Space and plumbing for both a washing machine and a dishwasher. Wall mounted gas central heating boiler concealed in a wall unit and a double glazed window overlooking the rear garden.

**LANDING** Taking the stairs from the entrance hall to the first floor landing with loft access hatch, storage cupboard. and doors off to;

**MASTER BEDROOM** 10' 2" x 11' 11" (3.11m x 3.65m) Having a double glazed window to the front aspect, radiator, over stairs storage cupboard and door off to the en-suite shower room.

**ENSUITE** 5' 3" x 6' 2" (1.62m x 1.88m) Comprising a low flush WC, pedestal wash hand basin with tiled splash back, fully tiled corner shower cubicle with folding door, extractor fan, radiator, vinyl flooring, radiator and obscure double glazed window.

**BEDROOM TWO** 9' 0" x 8' 2" (2.75m x 2.51m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 8' 1" x 5' 10" (2.48m x 1.80m) Currently used as a dressing room fitted with high gloss wardrobes and dressing table, double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** Comprising of a pedestal wash hand basin with tiled splash back, low flush WC, panel bath with tiled splash back, radiator, vinyl flooring and an obscure double glazed window to the side aspect.

**OUTSIDE TO THE FRONT** Slate beds with shrub borders and a pathway to the front door. Tarmac drive to the side providing ample off road parking with gated access to the rear garden.

**REAR GARDEN** Having a paved patio seating area adjacent to the house, garden tap, space for a garden shed, formal lawn with shrubs, flowers and trees to the border and wood panel fencing securing 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.

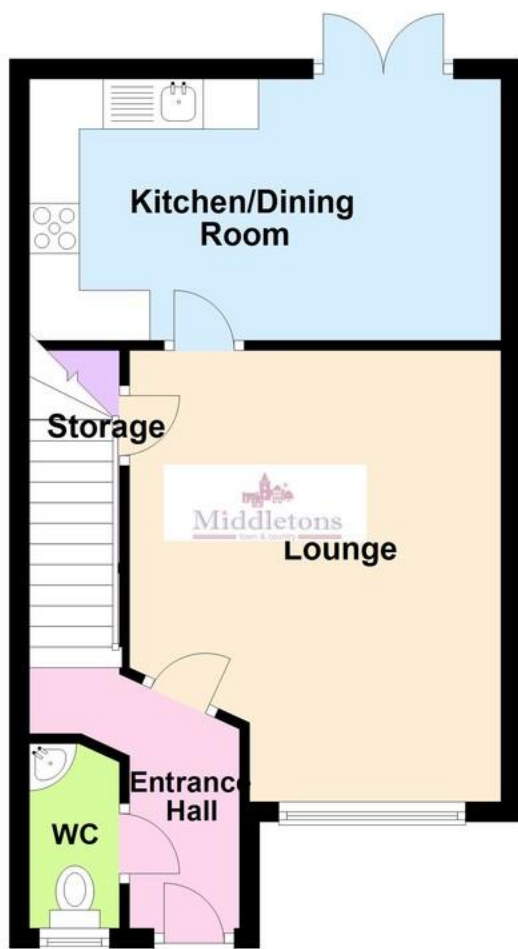
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## Ground Floor



## 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) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.