



CHETWYND DRIVE, MELTON MOWBRAY

Asking Price Of £294,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

FOUR BEDROOMS

STUDY

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

CORNER PLOT WITH VIEWS

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Spacious four bedroom semi-detached family home enjoying a corner position with views of the Sysonby golf course, ideally situated to the west side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, utility room and study to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from wrap around gardens, ample off road parking and a garage.



PORCH UPVC porch with obscure glazed door and windows, storage cupboard and door through to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, under stair storage cupboard, radiator, carpet flooring and doors off to;

LOUNGE 10' 11" x 15' 5" (3.33m x 4.7m) Having dual aspect double glazed windows to the front and side aspects with views over the golf course, radiator, feature fireplace with gas fire, carpet flooring and glazed double doors to the dining room.

DINING ROOM 8' 8" x 9' 4" (2.65m x 2.86m) Having a double glazed window to the side aspect, radiator, carpet flooring and door through to the kitchen.

KITCHEN 8' 3" x 10' 5" (2.52m x 3.18m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a washing machine and space for a free standing cooker. Double glazed window and to the rear aspect, inbuilt pantry, door to the utility room and vinyl flooring.

UTILITY ROOM 7' 11" x 6' 7" (2.43m x 2.02m) Having fitted wall units, space for a tumble dryer, chest freezer and fridge freezer, double glazed window and door to the rear garden and door through to the garage.

STUDY 7' 10" x 12' 0" (2.41m x 3.66m) Having a double glazed window to the front aspect, radiator and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with loft access hatch and doors off to;

MASTER BEDROOM 10' 9" x 12' 3" (3.29m x 3.75m) Having dual aspect double glazed windows, radiator and carpet flooring.

BEDROOM TWO 11' 8" x 12' 1" (3.57m x 3.70m) Having two double glazed windows to the rear aspect, two radiators, eaves storage cupboards and carpet flooring.

BEDROOM THREE 16' 6" x 7' 10" (5.04m x 2.4m) Having a double glazed window to the side aspect, radiator, built in wardrobes and carpet flooring.

BEDROOM FOUR 6' 11" x 8' 8" (2.13m x 2.65m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 6" x 7' 1" (1.99m x 2.16m) Comprising of a panel bath with shower over, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

FRONT AND SIDE GARDENS Having a block paved drive to the front providing ample off road parking, gated access to the rear garden, formal lawn wrapping around to the side with well established shrub borders and post and rail fencing to the boundary.

REAR GARDEN Low maintenance paved rear garden with planted borders, garden tap and courtesy lighting, wheelie bin storage area and gated access to the front.

GARAGE 9' 1" x 22' 10" (2.78m x 6.98m) Having an up and over door with power and lighting, personnel door to the utility room.

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.

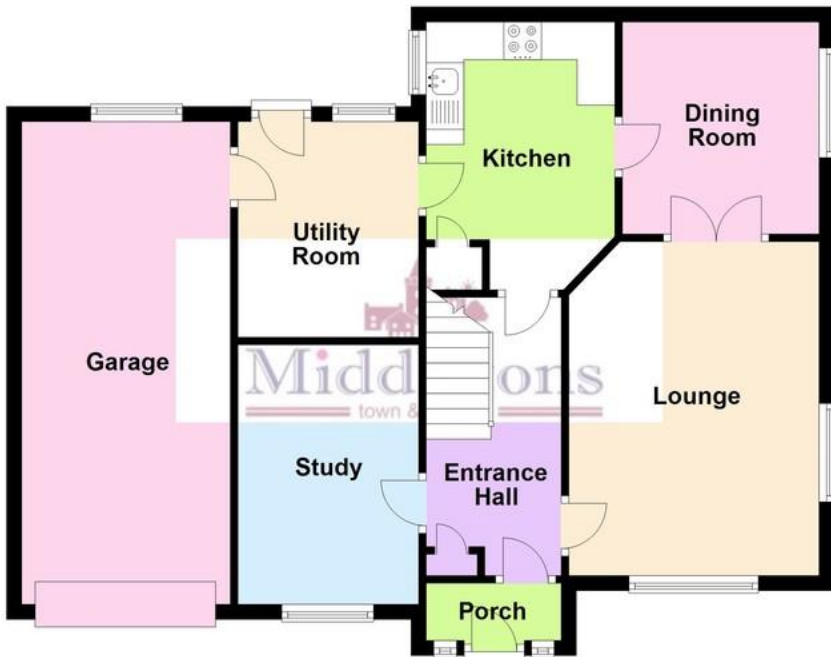
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Ground Floor



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) 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 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.