



## WICKLOW AVENUE, MELTON MOWBRAY

Asking Price Of £230,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

TWO RECEPTION ROOMS

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

SOUTH EAST FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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Three bedroom semi-detached house situated to the South of Melton Mowbray on a highly popular residential area, within walking distance of local amenities, schools and the town centre.

The accommodation in brief comprises, entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and a family shower room to the first floor. Outside the property benefits from generous off-road parking to the front, a detached brick-built garage and both front and rear gardens.



**ENTRANCE HALL** External with glazed side panel into a small porch with a glazed door into the entrance hall having stairs rising to the first-floor landing, radiator and laminate wood flooring.

**LOUNGE** 13' 9" x 11' 11" (4.2m x 3.64m) Spacious room having a walk-in double-glazed bay window to the front aspect, radiator, marble effect fireplace (fire not connected), fitted storage to the alcoves and carpet flooring.

**DINING ROOM** 12' 10" x 10' 9" (3.92m x 3.3m) Having a UPVC double-glazed door and side windows to the rear garden, radiator and laminate wood flooring.

**KITCHEN** 7' 8" x 9' 11" (2.36m x 3.03m) Fitted with a range of wall and base units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for both a washing machine and dishwasher, integrated oven with electric hob and extractor hood over, space for a freestanding fridge freezer. Double glazed window overlooking the rear garden, in-built pantry, wall mounted central heating boiler, tiled flooring and an external door to the garden.

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

**MASTER BEDROOM** 14' 2" x 10' 9" (4.32m x 3.29m) Having a walk-in double-glazed bay window to the front aspect, radiator, fitted slide robes and carpet flooring.

**BEDROOM TWO** 10' 2" x 12' 4" (3.12m x 3.78m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 8' 11" x 7' 7" (2.73m x 2.33m) Having a double glazed window to the front aspect, radiator, over stair cupboard and carpet flooring.

**SHOWER ROOM** 6' 0" x 7' 4" (1.85m x 2.25m) Comprising of a walk-in shower cubicle with shower riser, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and flooring.

**OUTSIDE TO THE FRONT** Formal lawn to the front with a wooden fence to the boundary, driveway to the side leading to a single detached garage with gated access to the garden, gravel area providing further off-road parking.

**GARAGE** Detached brick-built garage with a pitched roof, having an up and over door, light and power connected and a rear window.

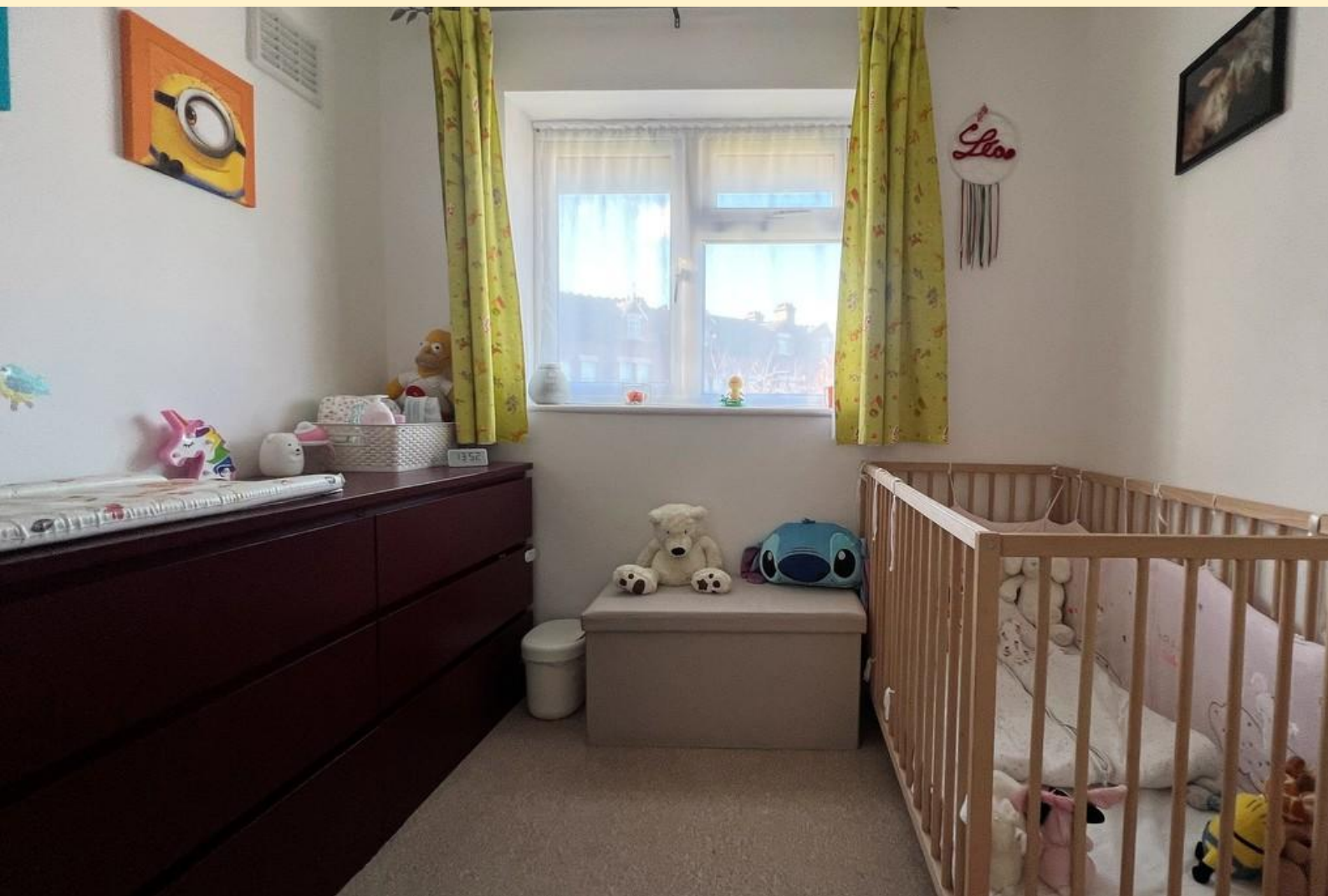
**REAR GARDEN** Having steps up to a paved patio area leading to a formal lawn, mature shrub border and trees to the rear boundary and wood panel fencing to the side. Gated access to the front garden, access to the under-stair store, garden tap and outdoor electrical sockets.

**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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.