



KIPLING DRIVE, MELTON MOWBRAY

Asking Price Of £275,000

Four Bedrooms

Freehold



THREE STOREY HOUSE

DOWNSTAIRS WC

ENSUITE TO THE MASTER

LOCAL AMENITIES NEARBY

FOUR BEDROOMS

GARAGE AND DRIVEWAY

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Four bedroom semi-detached house, situated in a tucked away position in a desirable cul-de-sac to the North side of Melton Mowbray, close to local primary and secondary schools, and within a commutable distance to Nottingham.

Generous accommodation over three floors comprising of, entrance hall, cloakroom, breakfast kitchen and lounge diner to the ground floor. Three bedrooms and a family bathroom to the first floor and the master bedroom with ensuite bathroom to the second floor. Outside the property benefits from ample off-road parking to the side, detached garage and a private rear garden.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first-floor landing, under stairs storage cupboard, radiator, and Kardean flooring. Doors off to the downstairs cloakroom, kitchen/breakfast room and the lounge diner.

CLOAKROOM Comprising of a low flush WC, pedestal wash hand basin, radiator, Kardean and an obscure glazed window to the front.

KITCHEN/BREAKFAST ROOM 13' 0" x 8' 5" (3.96m x 2.57m) Fitted with a contemporary range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for both a washing machine and dish washer, space for a free-standing fridge freezer, concealed wall mounted central heating boiler, integrated electric oven and gas hob with extractor hood over. Ample space for a breakfast table with a double-glazed bay window to the front aspect, radiator and Kardean flooring.

LOUNGE/DINER 12' 11" x 16' 0" (3.94m x 4.9m) Nicely proportioned room having a double-glazed window and french doors opening out onto the rear garden, two radiators, feature fireplace with electric fire and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first-floor landing with built-in storage cupboard and doors off to;

BEDROOM TWO 8' 11" x 12' 11" (2.74m x 3.96m) Having a double-glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 9' 1" x 12' 0" (2.79m x 3.66m) Having a double-glazed window to the front aspect, radiator and carpet flooring.

BEDROOM FOUR 6' 0" x 8' 11" (1.83m x 2.74m) Having a double-glazed window to the rear aspect, radiator and carpet flooring.

BATHROOM Comprising of a panelled bath, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, part tiled walls and tiled flooring.

LANDING Taking the stairs from the first-floor landing to the second floor where you will find the master suite.

MASTER BEDROOM 9' 1" x 21' 3" (2.79m x 6.48m) Spacious master bedroom having a double-glazed window to the front aspect and a Velux window to the rear, built-in wardrobes and eaves storage, two radiators, carpet flooring and a door leading to the Ensuite.

ENSUITE Comprising of a low flush WC, pedestal wash hand basin, electric shaver socket, shower cubicle with shower riser, extractor fan, radiator, tiled splash, vinyl flooring and an obscure glazed window.

OUTSIDE TO THE FRONT Small formal lawn to the front bordered by a flower and shrub bed, driveway to the side providing ample off-road parking leading to the detached single garage.

GARAGE Having a manual up and over door, power and light connected.

REAR GARDEN Having a paved patio area with a gravel bed to the side, formal lawn with flower bed borders, garden tap, gated access to the side and wood panel fencing to 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.

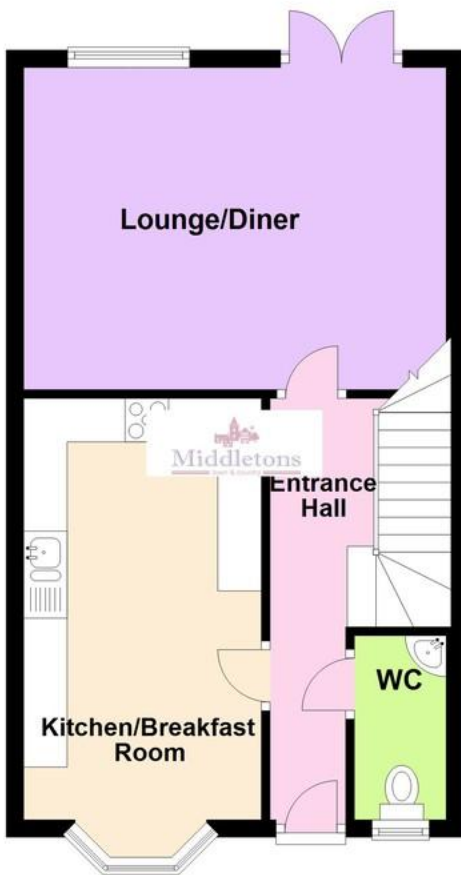
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







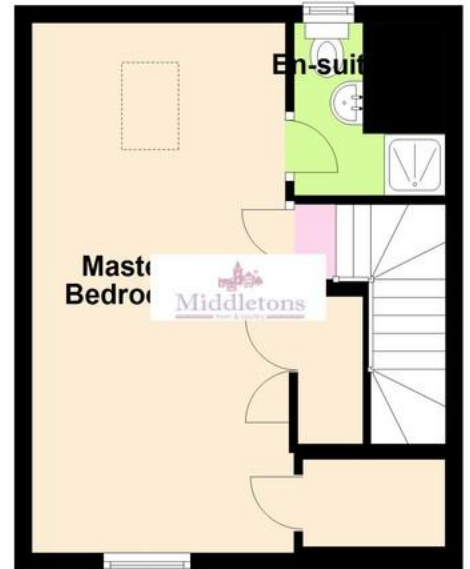
Ground Floor



First Floor



Second Floor



This floorplan has been produced by Middeltons 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) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.