



POTTER HILL, NOTTINGHAM ROAD

Asking Price Of £349,950

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

GROUND FLOOR SHOWER ROOM

SOUTH-WEST FACING GARDEN

GOOD COMMUTER LINKS

DRIVEWAY AND GARAGE

COUNTRYSIDE VIEWS

RURAL LOCATION

OUTSKIRTS OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended three bedroomed semi-detached house situated two miles north west of Melton Mowbray. Occupying a private, elevated rural plot with open countryside views to the front and rear.

The accommodation on offer comprises; entrance hall, shower room, lounge and a spacious dining kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, large garage and a good sized rear garden.



ENTRANCE HALL External door into the entrance hall having stairs rising to the first floor, under stair storage, radiator, laminate wood flooring, a door giving access to the garage and doors off to;

LOUNGE 11' 10" x 25' 11" (3.62m x 7.92m) Having a double glazed walk-in box bay window to the front aspect and french doors to the rear garden, brick chimney breast housing a multi-fuel burner, three radiators, carpet flooring and opening with step down into the extended dining kitchen.

KITCHEN/BREAKFAST ROOM 18' 9" x 12' 7" (5.72m x 3.85m) Bespoke fitted kitchen with an excellent range of wall, base and wall units, worksurfaces with inset corner Blanco sink, integrated appliances include; Blomberg eye level double oven and grill, Blomberg electric hob with extractor hood over and dishwasher. Double glazed window and sliding doors opening out onto the rear garden, ceiling height window to the side, two radiators, TV aerial point, cushioned vinyl flooring.

SHOWER ROOM 5' 2" x 6' 8" (1.6m x 2.04m) Comprising of a shower cubicle, vanity unit wash hand basin with cabinet above, low flush WC and a heated towel rail. Automatic Velux window, cushioned vinyl flooring and part tiled walls.

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

MASTER BEDROOM 10' 5" x 11' 11" (3.18m x 3.64m) Having sliding doors to a Juliette balcony having spectacular open countryside views over paddocks towards the Wreake Valley and the Charnwood Hills beyond, radiator, fitted full height wardrobe's and carpet flooring.

BEDROOM TWO 12' 0" x 12' 3" (3.66m x 3.75m) Having a double glazed window to the front aspect with open views, radiator, built-in storage/airing cupboard and carpet flooring. **BEDROOM THREE** 6' 5" x 7' 5" (1.96m x 2.27m) Having a double glazed window to the front aspect with open countryside views, radiator and carpet flooring.

BATHROOM 6' 3" x 6' 9" (1.92m x 2.08m) Comprising of a 'P' shaped bath with Mira shower over, vanity unit wash hand basin and close coupled low flush WC, heated towel rail, double glazed window with fitted shutters and cushioned vinyl flooring.

OUTSIDE TO THE FRONT Tarmac driveway proving ample off road parking for several cars bordered by mature hedging.

GARAGE Double garage with electric roller door, power and light connected, plumbing for washing machine, workshop area to the rear with a stable door to the rear garden.

REAR GARDEN Having a paved patio adjacent to the house providing a seating area and hot tub standing, garden shed, tap and electric sockets. Formal lawn with mature trees and hedging backing onto the open countryside beyond.

USEFUL INFORMATION The property has a septic tank and costs approx £80 per year to empty.

AGENTS NOTE 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.

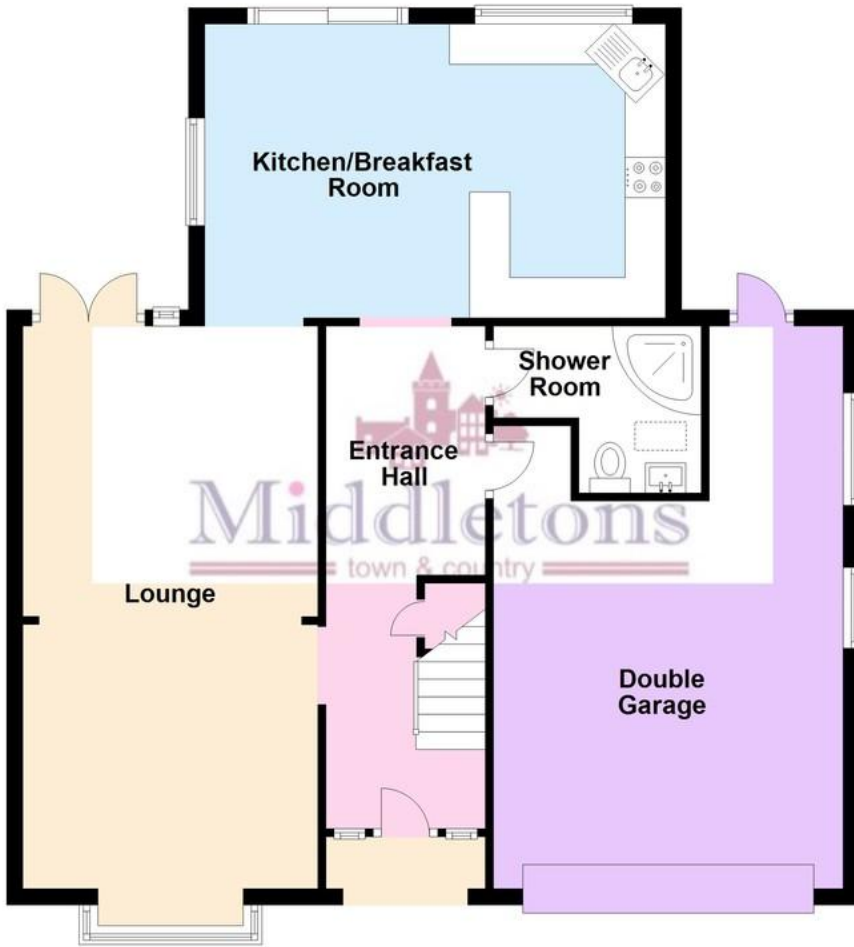
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.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.