



GRANVILLE ROAD, MELTON MOWBRAY

Asking Price Of £310,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

MASTER ENSUITE

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND D

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Beautifully presented four bedroom detached house situated to the north side of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester

The accommodation on offer comprises; entrance hall, cloakroom, lounge diner, kitchen and utility room to the ground floor. Four bedrooms, ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a split level landscaped rear garden.

PROPERTY DESCRIPTION Beautifully presented four bedroom detached house situated to the north side of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester. The accommodation on offer comprises; entrance hall, cloakroom, lounge diner, kitchen and utility room to the ground floor. Four bedrooms, ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a split level landscaped rear garden.

ENTRANCE HALL External door into the entrance hall with a double glazed window to the side, stairs rising to the first floor, radiator and laminate wood flooring.

WC Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back, radiator and laminate wood flooring.

LOUNGE/DINER 12' 7" x 14' 6" and 10' 11" x 10' 0" (3.85m x 4.43m and 3.33m x 3.05m) A nicely proportioned room having ample room for a dining area with patio doors opening out onto the rear patio, double glazed window to the lounge area, two radiators, TV aerial point and laminate wood flooring.

KITCHEN 8' 8" x 11' 0" (2.65m x 3.37m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated double electric oven, gas hob with extractor hood over, space and plumbing for a dishwasher and space for a freestanding fridge freezer. Double glazed window with a fitted blind to the front aspect, radiator, tiled flooring and door to the utility room.

UTILITY ROOM 5' 1" x 8' 4" (1.56m x 2.56m) Having wall and base units in keeping with the kitchen, roll edge work surface with a stainless steel sink and drainer unit, space and plumbing for a washing machine, tiled flooring and an external door to the side.

LANDING Taking the stairs from the entrance hall to the first floor landing having loft access hatch and an airing cupboard with shelving.

MASTER BEDROOM 13' 1" x 13' 9" (4m x 4.21m) Having three double glazed windows to the front aspect, radiator, two in-built double wardrobes, carpet flooring and door to the ensuite.

ENSUITE 4' 1" x 6' 11" (1.27m x 2.13m) Comprising of a walk-in shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Double glazed window to the side aspect, cushioned vinyl flooring and tiled walls.

BEDROOM TWO 10' 10" x 9' 4" (3.31m x 2.85m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 8' 5" x 10' 10" (2.58m x 3.31m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

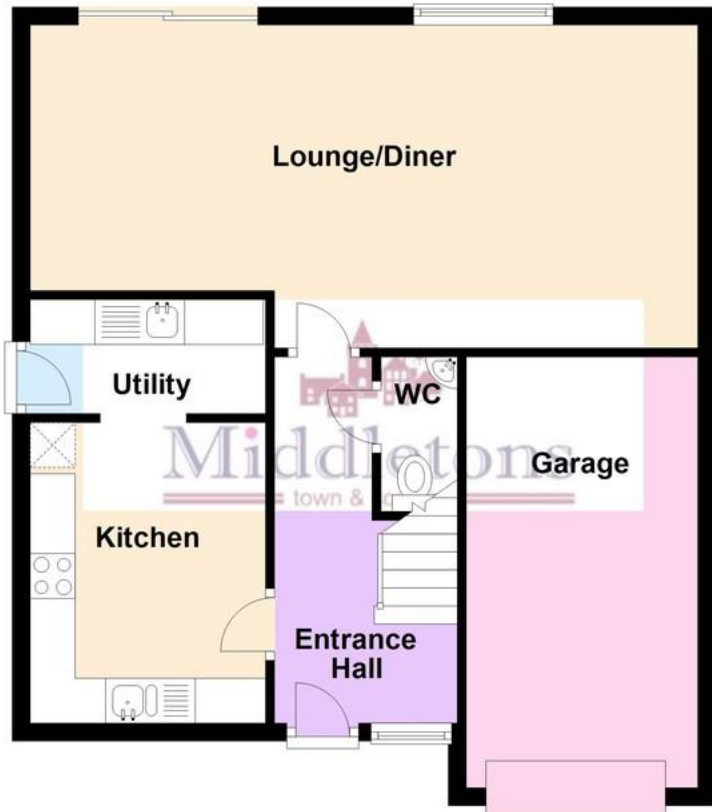
BEDROOM FOUR 10' 4" x 8' 8" (3.17m x 2.65m) Having a



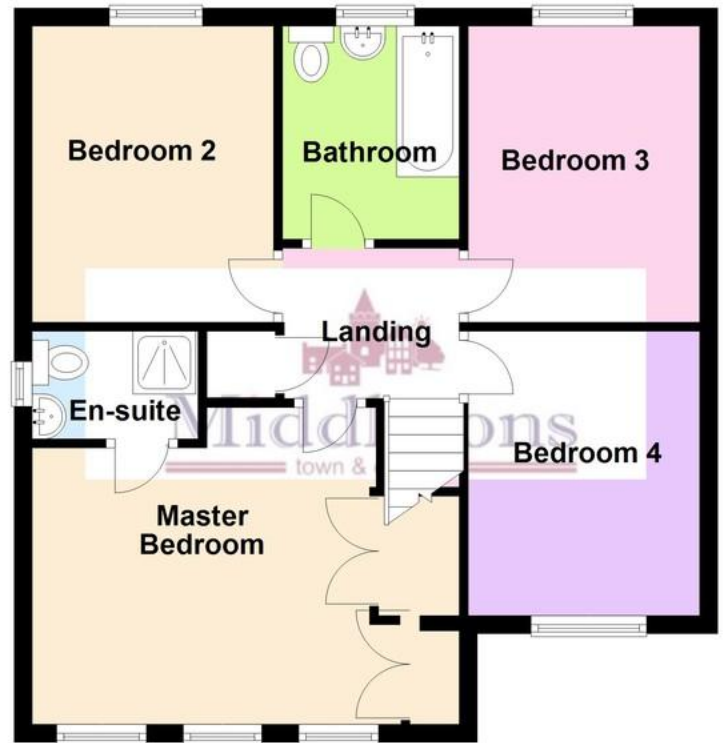




Ground Floor



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		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 & Wales		EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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