



HIGHFIELD AVENUE, MELTON MOWBRAY

Asking Price Of £340,000

Three Bedrooms

Freehold



REDUCED BY £27,500 FOR QUICK SALE

DOWNSTAIRS WC

SOUTH FACING REAR GARDEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

HOME OFFICE/GYM

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented, extended three bedroom detached house situated on an elevated plot 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, lounge, open-plan living/dining kitchen and a downstairs doakroom to the ground floor. Three good size bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a home office/gym in the good sized south facing rear garden.

ENTRANCE HALL 10' 10" x 6' 2" (3.3m x 1.88m) Newly fitted composite door with window panels to each side into the entrance hall, stairs rising to the first floor landing, under stairs storage cupboard, high quality LVT wood effect flooring, 3 column raw metal radiator and a glazed internal door through to the kitchen and living room.

WC 4' 6" x 2' 8" (1.37m x 0.81m) Comprising of a push button flush WC, wash hand basin and an obscure glazed window.

LOUNGE 12' 5" x 15' 0" (3.78m x 4.57m) A nicely proportioned reception room having a walk-in double glazed bay window to the front aspect, radiator, dado rail, feature cast iron open fireplace with decorative tiling and carpet flooring.

OPEN-PLAN KITCHEN/DINER/LIVING 20' 9" x 18' 10" (6.32m x 5.74m) This spacious open-plan living/dining kitchen has Panoramic sliding doors making a great space for entertaining and enjoying family time. Having bi-fold doors opening onto the rear patio opening the room up to the garden and a double glazed roof lantern allowing plenty of natural light to flood the room. Contemporary fitted kitchen units with soft touch Quartz work tops, antique brass knurled handles, under-counter Franke one and a half bowl sink unit with mixer tap over, central island having pop up socket an induction hob with a recessed ceiling extractor fan. Integrated appliances include a Neff single slide and hide oven (as seen on bake off), Neff combi oven microwave with warming drawer, dishwasher and fridge/freezer. The dining area has double sliding doors to the lounge, two raw metal three column vertical radiators, lounge area with TV aerial point, stable door to the garden and car port, built in ceiling speakers and LED lighting.

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

MASTER BEDROOM 11' 5" x 13' 0" (3.48m x 3.96m)

Having a walk-in double glazed bay window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 2" x 11' 7" (3.4m x 3.53m) Having a double glazed window to the rear aspect, radiator, fitted wardrobes with internal drawers and desk drawer, carpet flooring and loft hatch.

BEDROOM THREE 7' 7" x 7' 3" (2.31m x 2.21m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 2" x 7' 3" (2.49m x 2.21m) Comprising of a vanity unit wash hand basin and close coupled push button WC, panelled bath with a waterfall shower and shower riser. Obscure glazed windows to the side and rear aspects, recess ceiling spotlights and cupboard housing the central heating combi boiler.

OUTSIDE TO THE FRONT Block paved driveway providing ample off road parking, carport to the side and a storm porch to the front door.

HOME OFFICE/GYM 26' 6" x 10' 3" (8.08m x 3.12m) This handy space was formerly a garage and is currently used as a home office/gym. There is a utility area with space and plumbing for a washing machine, shower room with a low flush WC and wash hand basin, dual aspect double glazed windows, french doors to the side giving access to the garden and laminate wood flooring.

REAR GARDEN Having a flagstone patio adjacent to the house with steps up to a raised lawn with flower bed borders. Block paved seating area with a covered pergola, garden tap and wood panel fencing to the boundary.

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.







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		
(69-80) C		
(55-68) D		
(39-54) E	55	70
(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

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.