



DOROTHY AVENUE, MELTON MOWBRAY

Asking Price Of £220,000

Three Bedrooms

Freehold



OFF ROAD PARKING

THREE BEDROOMS

SEMI DETACHED

GREAT COMMUTER LINKS

LARGE REAR GARDEN

LOCAL AMENITIES NEARBY

LOCAL SCHOOLS NEARBY

OPEN PLAN LIVING SPACE

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





****GREAT FIRST TIME BUY**** Three bedroom semi-detached house situated to the west side of Melton Mowbray within walking distance of local schools, amenities and the town centre.

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

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing and door to the lounge.

LOUNGE 13' 9" x 13' 10" (4.2m x 4.22m) Having a walk-in bay window to the front aspect, chimney breast inset with a multi-fuel burner and beamed mantel, TV aerial point and carpet flooring.

DINING ROOM 9' 10" x 9' 11" (3.01m x 3.03m) Having a picture window to the rear garden, radiator, laminate wood flooring, built-in storage cupboard and doors through to the bathroom and kitchen.

BATHROOM 4' 9" x 5' 6" (1.46m x 1.69m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, fully tiled walls and wood flooring.

KITCHEN 13' 8" x 6' 3" (4.17m x 1.91m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a freestanding cooker with extractor hood over, space for a free standing fridge freezer. Dual aspect double glazed windows, external door to the rear garden, radiator and wood flooring.

LANDING Doors to all three bedrooms.

MASTER BEDROOM 13' 8" x 10' 7" (4.19m x 3.23m) Having a double glazed window to the front aspect, radiator, built-in storage and carpet flooring.

BEDROOM TWO 9' 1" x 10' 7" (2.78m x 3.24m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 7' 6" x 7' 8" (2.3m x 2.36m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Having off road parking to the front and side of the property, steps up to the front door, double gates lead to the garage and rear garden.

GARAGE Concrete sectional garage situated in the rear garden with double doors.

REAR GARDEN Having a patio seating area adjacent to the property, raised lawn retained by railway sleepers with steps up to a further gravelled seating area. Wood panel fencing and mature hedging secures 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.

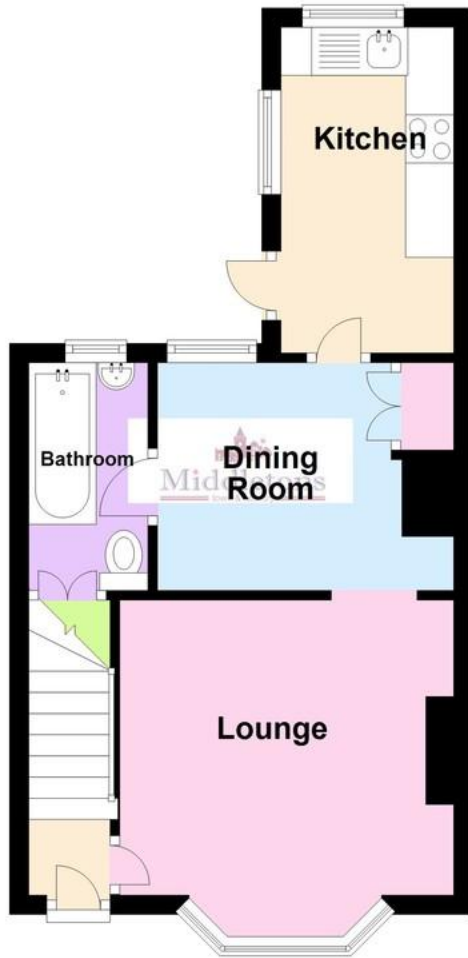
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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	

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.