



KENNELMORE ROAD, MELTON MOWBRAY

Asking Price Of £315,000

Three Bedrooms

Freehold



MODERN SEMI-DETACHED

DOWNSTAIRS WC

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

NHBC WARRANTY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

WITHIN WALKING DISTANCE OF THE TOWN

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A beautifully presented three bedroom semi-detached house which occupies a pleasant position within this desirable development which is within walking distance of the town centre and railway station.

The accommodation on offer comprises; entrance hall, downstairs WC, kitchen diner and lounge to the ground floor. Three bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.

KITCHEN/DINER 14' 9" x 12' 6" (4.5m x 3.82m) Composite door into the kitchen diner which is fitted with a contemporary range of wall, base and drawer units, (unit housing the combi Worcester central heating boiler) ,square edge work surfaces, ceramic one and a half bowl sink and drainer unit, integrated appliances to include; Bosch dishwasher and washing machine, oven and gas hob with extractor over, microwave, fridge and freezer. Dual aspect windows with fitted venetian blinds, radiator, inset spot lights and tiled flooring. Stairs rising to the first floor landing, under stair storage cupboard and doors off to the cloakroom and lounge.

CLOAKROOM 5' 2" x 2' 11" (1.6m x .91m) Comprising of a close coupled push button WC and a vanity unit wash hand basin, radiator, obscure glazed window and tiled flooring.

LOUNGE 13' 4" x 15' 6" (4.07m x 4.73m) Nicely proportioned room having a window and french doors opening out onto the garden, radiator and carpet flooring.

LANDING Taking the stairs from the kitchen to the first floor landing, radiator, loft hatch and doors off to;

MASTER BEDROOM 10' 4" x 14' 3" (3.15m x 4.35m) Having a window to the rear aspect, radiator, carpet flooring and door to the ensuite.

ENSUITE 7' 5" x 3' 10" (2.27m x 1.19m) Comprising of a close coupled, push button WC, pedestal wash hand basin, heated towel rail and a walk-in shower cubicle. Obscure glazed window, part tiled walls and tiled flooring.

BEDROOM TWO 7' 8" x 10' 10" (2.35m x 3.31m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 13' 4" x 6' 9" (4.08m x 2.06m reducing to 1.46m) Currently used as a dressing room, having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 8" x 7' 4" (2.04m x 2.24m) Comprising of a 'P' shaped bath with shower riser over and glazed shower screen, pedestal wash hand basin, close coupled, push button WC and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

OUTSIDE TO THE FRONT Block paved pathway to the front door with shrub beds to each side, block paved drive to the side providing off road parking and leading to the garage. Side gate to the rear garden.

GARAGE 20' 0" x 10' 0" (6.11m x 3.06m) Single garage with an up and over door and personal door to the rear garden.

REAR GARDEN Paved patio seating area adjacent to the property, formal lawn with shrub and flower bed borders, wood panel fencing to the boundary with gated access to the front.

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.

MAINTENANCE FEE There will be an annual charge of around £600 a year for maintenance of the development. We are informed that this is currently reduced to around £209 per year until the development is completed.

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.

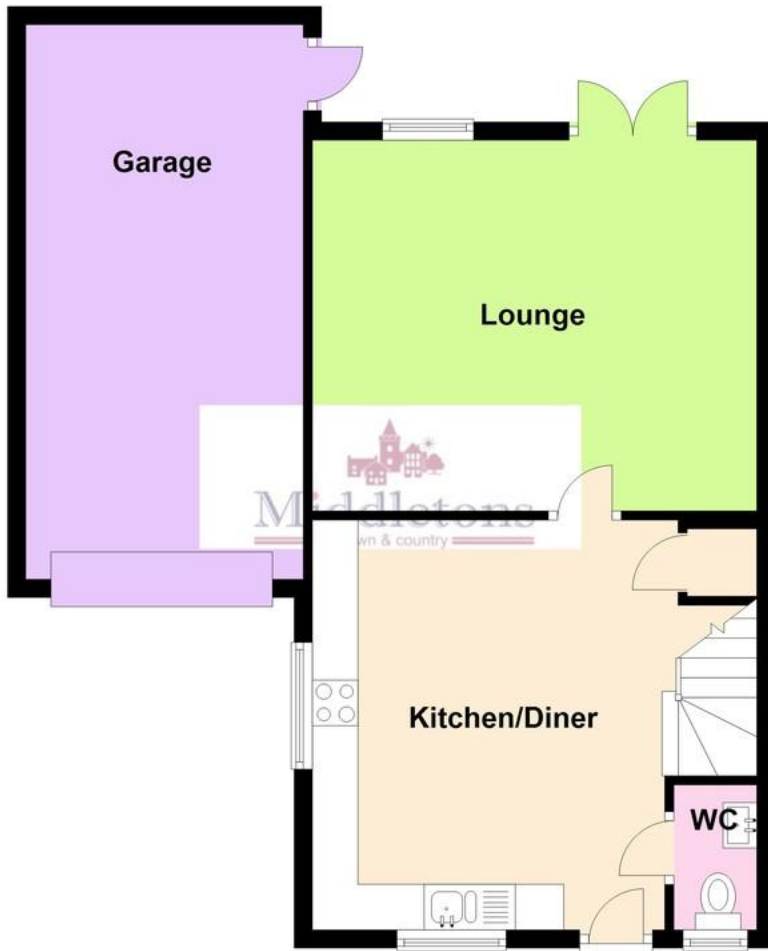






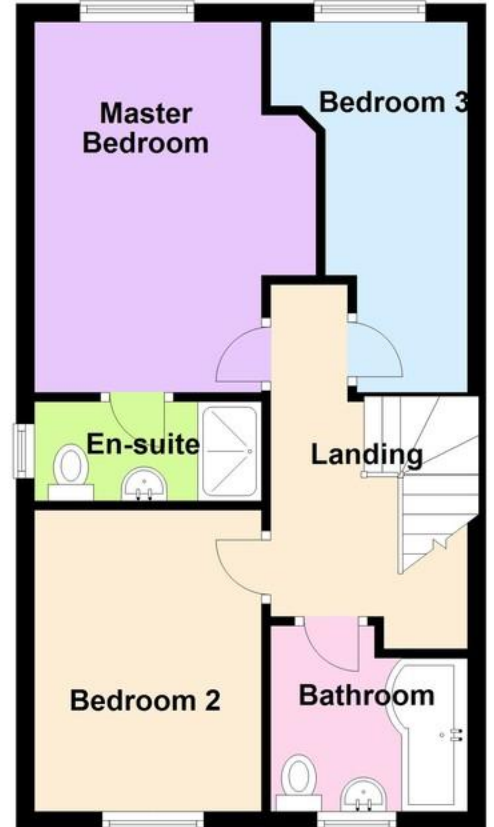
Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)

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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.