



## TENNYSON WAY, MELTON MOWBRAY

Asking Price Of £349,950

Four Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY

GOOD SIZED REAR GARDEN

GOOD COMMUTER LINKS

OPEN-PLAN KITCHEN DINER

DOWNSTAIRS SHOWER/WC

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

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This fantastic four bedroom detached family home is situated to the north side of Melton Mowbray within close proximity to local schools, Melton Country park and the town centre.

The accommodation on offer comprises; entrance hall, shower room/WC, lounge, newly fitted open-plan kitchen diner, utility room and study/playroom to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a landscaped rear garden.

**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor, large under stairs storage cupboard, radiator, laminate wood flooring and doors off to;

**LOUNGE** 13' 3" x 18' 1" (4.06m x 5.53m) Spacious and nicely proportioned reception room having two windows to the front aspect, radiator, feature fireplace and carpet flooring.

**KITCHEN/DINER** 11' 1" x 18' 8" (3.4m x 5.69m) Newly fitted shaker style kitchen having a good range of wall base and drawer units, return quartz work surfaces, undercounter sink with mixer tap over, space for a range cooker with extractor hood over. Integrated appliances to include a dishwasher, fridge freezer and microwave oven. Large window and French doors to the dining area opening onto the rear garden, Stoves tiled flooring throughout, two radiators and inset LED lighting.

**SHOWER ROOM** This handy shower room comprises of a corner shower cubicle, vanity unit wash hand basin and a low flush WC.

**UTILITY ROOM** 10' 9" x 8' 8" (3.3m x 2.66m) Another great space for storage and laundry having wall and base units, work surfaces, space and plumbing for a washing machine, space for a tumble dryer and under counter fridge. Window and external door to the rear garden and laminate wood flooring.

**STUDY/PLAY ROOM** 10' 7" x 8' 3" (3.24m x 2.54m) Converted from the former garage to create a flexible space which could be used for a home office or even a downstairs bedroom. Having a window to the front aspect, radiator, carpet flooring and a door giving access to the storage area,

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

**MASTER BEDROOM** 12' 2" x 11' 2" (3.72m x 3.42m) Having a double glazed window to the front aspect, radiator, carpet flooring, fitted wardrobe, bedside tables and top boxes.

**BEDROOM TWO** 12' 1" x 9' 10" (3.7m x 3.0m) Having a double glazed window to the front aspect, radiator, carpet flooring and a fitted wardrobe.

**BEDROOM THREE** 11' 5" x 9' 10" (3.5m x 3m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** Comprising of a panel bath with shower over and shower screen, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls and vinyl flooring.

**BEDROOM FOUR** 9' 1" x 7' 7" (2.78m x 2.32m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**OUTSIDE TO THE FRONT** Block paved driveway providing ample off road parking, formal lawn with mature shrubs, side gate giving access to the rear garden.

**REAR GARDEN** Having an extensive patio adjacent to the house, garden tap and electrical sockets, step up to a further seating area with a timber sun house, mature Palm tree, formal lawn with flower and shrub beds and a garden shed.

**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.



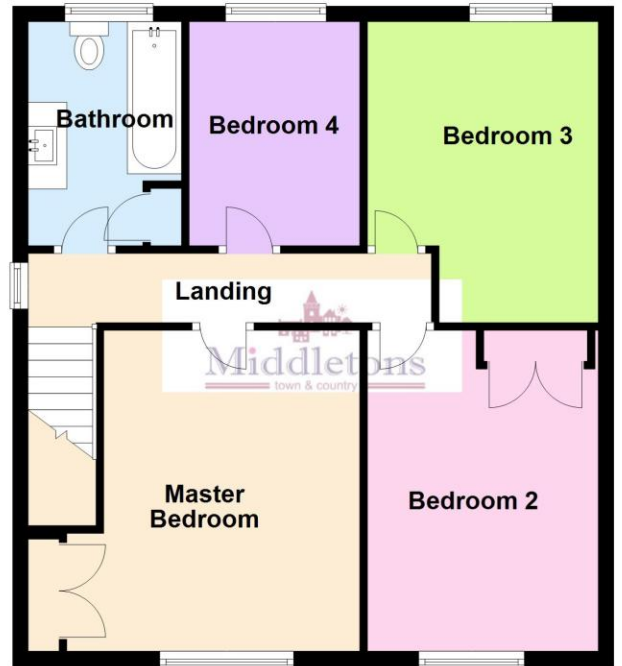




### Ground Floor



### First Floor



This floorplan has been produced by Middeltons 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**01664 566258**

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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.