



FIELD CLOSE, MELTON MOWBRAY

Asking Price Of £274,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

RENOVATED THROUGHOUT

OPEN-PLAN KITCHEN DINER

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no upward chain, recently renovated three bedroom semi-detached house situated to the South of Melton Mowbray on a highly popular residential area, within walking distance of local amenities, schools and the town centre.

The accommodation in brief comprises, entrance hall, lounge and an open-plan kitchen dining room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off-road parking to the front, garage and a good sized rear garden. The property has had a complete rewire and new board, LED energy saving spotlights, new combination boiler and plumbing throughout.

ENTRANCE HALL Composite door with glazed side panel into the spacious entrance hall having stairs rising to the first floor landing, under stairs storage cupboard, modern vertical radiator, laminate wood flooring, inset spot lights and doors off to;

LOUNGE 12' 10" x 10' 3" (3.92m x 3.13m) Having a window to the front aspect, modern radiator, laminate wood flooring continuing through an opening to the kitchen diner.

KITCHEN/DINER 17' 0" x 11' 5" (5.2m x 3.48m) Having patio doors to the dining area which open out onto the rear garden making a great space to entertain. The kitchen area has been refitted with a sleek modern range of base, drawer and pantry units with central island which has a pop up charging point, square edge work surfaces, tiled splash backs, composite one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine. Integrated appliances comprise of electric oven and hob with extractor over and fridge freezer. Part glazed door to the rear garden, inset spot lights, mood lighting panel, two modern vertical radiator and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft hatch, new carpet flooring and doors off to;

MASTER BEDROOM 12' 9" x 9' 11" (3.91m x 3.03m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 10' 11" x 9' 10" (3.35m x 3.012m) Having a window to the rear aspect, radiator and carpet flooring

BEDROOM THREE 6' 5" x 9' 11" (1.97m x 3.03m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 4" x 6' 11" (1.95m x 2.13m) Newly fitted suite comprising of a 'P' shaped bath with shower over and glazed shower screen, vanity unit wash hand basin, close coupled WC and heated towel rail. Obscure glazed window, part tiled walls and flooring.

OUTSIDE TO THE FRONT Generous off road parking to the front of the property with a block paved pathway leading to the front door, wheelie bin storage hut,

GARAGE 16' 8" x 7' 2" (5.1m x 2.19m) Currently a garage which has had the walls plastered and hard wearing vinyl flooring laid to make use as a home working space or utility area with fitted base unit having a stainless steel sink and space and plumbing for a washing machine. Still retaining the up and over door with a personnel door and window to the rear.

REAR GARDEN A good sized south west facing garden having a paved patio area adjacent to the house with feature wooden sun screen, continuation of the paving to the side, formal lawn with mature shrubs and trees, 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.

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.



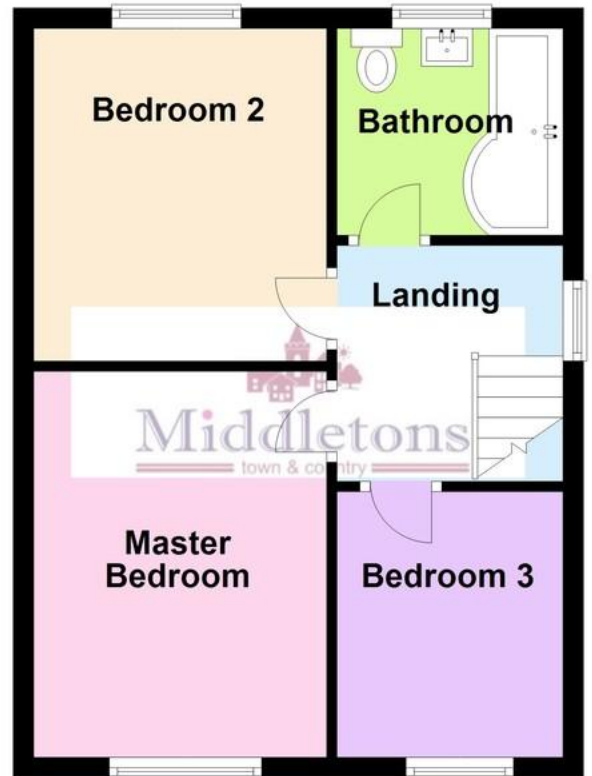




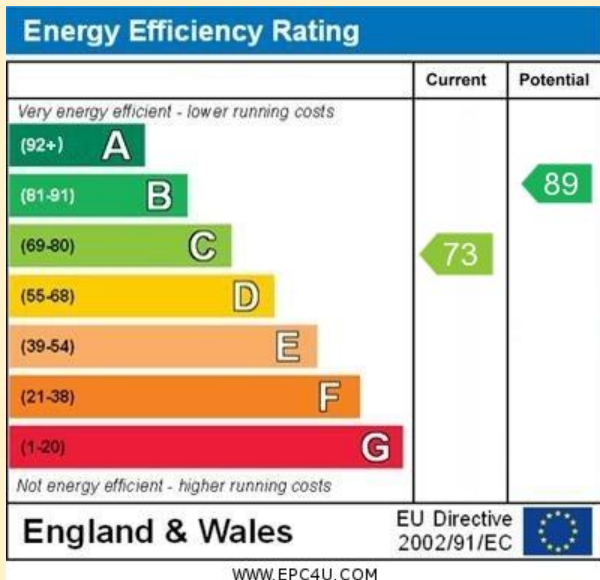
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.



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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.