



SUSSEX AVENUE, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

UTILITY/SHOWER ROOM

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended, character three bedroom semi-detached house situated to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The accommodation on offer comprises of; entrance hall, cloakroom, lounge, dining room, kitchen, utility/shower room, conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a block paved driveway and integral garage to the front and a beautifully landscaped garden to the rear.

ENTRANCE HALL Upvc door into the entrance hall having stairs rising to the first floor landing, radiator, oak wood flooring and doors off to;

LOUNGE 12' 5" x 12' 11" (3.8m x 3.95m) A nicely proportioned reception room having a double glazed walk-in bay window to the front aspect, carpet flooring, picture rails, fireplace fitted with a log burner, beam mantel and tiled hearth.

DINING ROOM 9' 8" x 12' 11" (2.95m x 3.96m) Having double glazed patio doors to the conservatory, radiator, feature fireplace with electric fire, fitted unit to the alcove and carpet flooring.

KITCHEN/BREAKFAST ROOM 10' 9" x 10' 11" (3.28m x 3.35m) Fitted with bespoke solid oak wood wall, base and drawer units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with waste disposal unit. Integrated appliances to include; washing machine, dishwasher, fridge, Neff induction hob with extractor hood over, eyelevel double oven and microwave. Window over looking the rear garden, radiator and tiled flooring continuing through to the utility/shower room.

BREAKFAST AREA 8' 8" x 6' 10" (2.66m x 2.10m) Fitted with a breakfast bar.

UTILITY ROOM/SHOWER 9' 0" x 6' 2" (2.75m x 1.9m) This handy space has been fitted with a shower, having a handheld shower attachment within the tiled cubicle. Space for a washing machine and tumble dryer, wall mounted central heating boiler, tiled flooring, a door to the garage and an external door to the rear garden.

CONSERVATORY 11' 8" x 8' 8" (3.58m x 2.65m) Upvc construction having french doors opening out onto the rear garden, fitted blinds and tiled flooring.

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 13' 0" x 12' 0" (3.98m x 3.68m) Having a walk-in bay window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 12' 4" x 9' 8" (3.78m x 2.96m) Having a double glazed window to the rear aspect, radiator and laminate flooring.

BEDROOM THREE 7' 1" x 8' 1" (2.18m x 2.48m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 1" x 7' 7" (2.48m x 2.32m) Comprising of a panel bath, shower cubicle, low flush WC, pedestal wash hand basin and radiator. Obscure glazed window, part tiled walls and cushioned vinyl flooring..

OUTSIDE TO THE FRONT Block paved drive providing ample off road parking, dwarf wall to the front boundary and courtesy lighting.

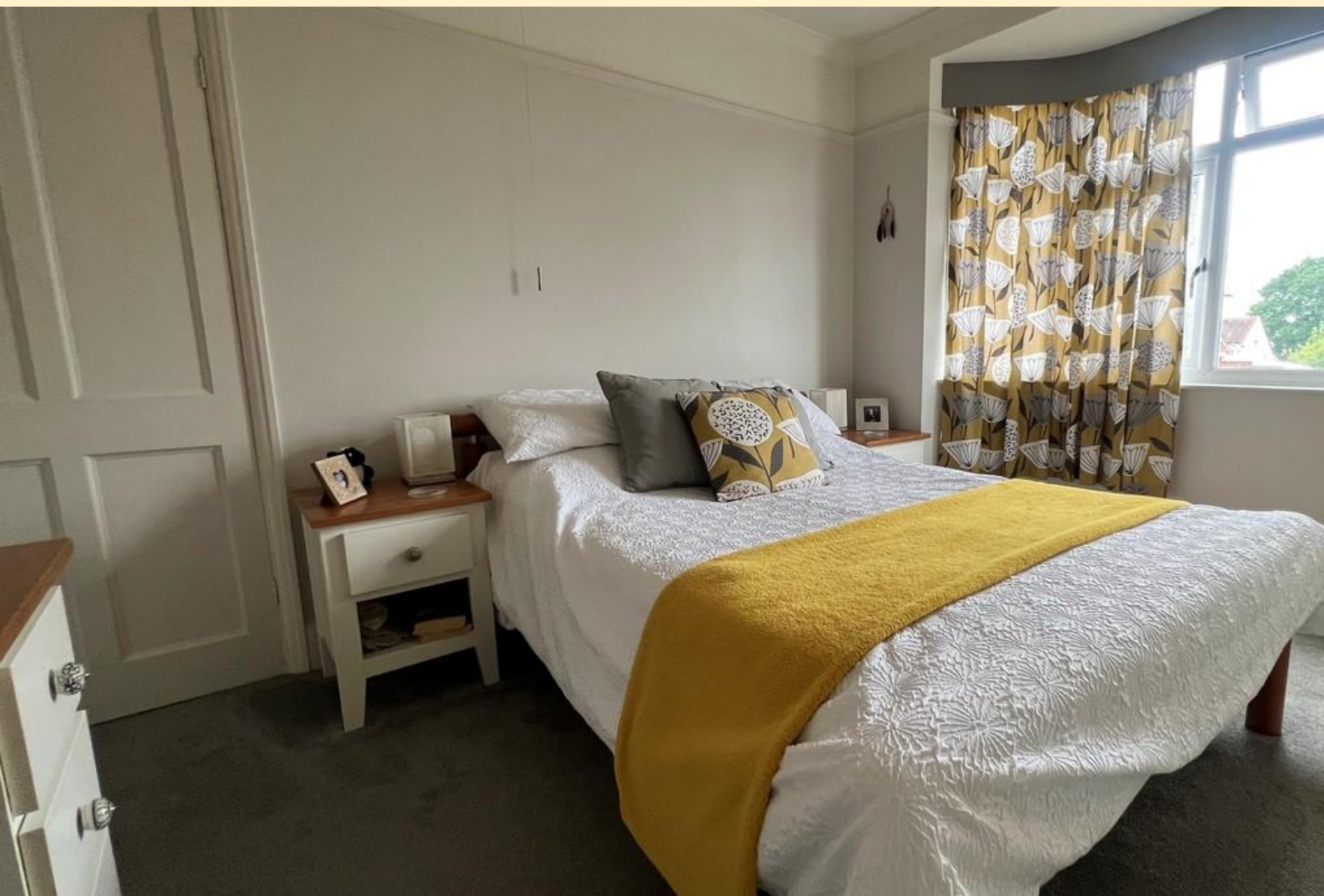
GARAGE 15' 8" x 9' 9" (4.78m x 2.99m) Having an electric door, power and light connected, personnel door to the back.

REAR GARDEN Every gardeners dream, this very well established garden has a large walled patio area adjacent to the house with courtesy lighting, electric sockets and garden tap. Steps up to a formal lawn with mature shrub and flower borders, gravel bed with fish pond. Paved pathway to the rear of the garden where you will find another patio area and a further paved area with 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 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		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(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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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.