



STAFFORD AVENUE, MELTON MOWBRAY

Asking Price Of £335,000

Three Bedrooms

Freehold



DETACHED HOUSE

OPENPLAN LIVING KITCHEN

THREE DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

MASTER SUITE

LANDSCAPED GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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This stunning Victorian double bay fronted, detached three bedroom house has been sympathetically modernised throughout. Ideally placed within easy walking distance of Melton Mowbray town centre and local schools.

The accommodation on offer comprises; entrance hall, lounge, dining room, open-plan living dining kitchen, utility room and shower room to the ground floor. Three good sized bedrooms, the master having a dressing area with en-suite and a family bathroom to the first floor. Outside the property benefits from a good sized landscaped rear garden.

ENTRANCE HALL UPVC door into the entrance hall, spindle stair case leading to the first floor, radiator, Edwardian tiled flooring and pine wood doors off to;

LOUNGE 11' 11" x 14' 8" (3.64m x 4.47m) Having a walk-in bay window to the front aspect, radiator, original cast iron open fireplace with pine surround and wood flooring.

DINING ROOM 12' 0" x 15' 1" (3.66m x 4.62m) Having a walk-in bay window to the front aspect, radiator, original cast iron open fireplace and wood flooring.

KITCHEN/LIVING AREA 30' 5" x 9' 10" (9.28m x 3.00m) Fitted with a generous range of wall base and drawer units with work surfaces over, circular sink and drainer with mixer tap, space and plumbing for a dishwasher, eye level oven and microwave, five ring gas hob with extractor hood over. Window and external door to the rear garden, door to the utility room. The living area is a great space for the family to enjoy, having French doors to the garden, log burner, radiator and laminate wood flooring throughout.

UTILITY ROOM 5' 10" x 6' 10" (1.79m x 2.09m) Having a work surface with space and plumbing under for a washing machine and tumble dryer, wall mounted central heating boiler, tiled flooring, window to the side and door through to the shower room.

GROUND FLOOR SHOWER ROOM 5' 6" x 4' 7" (1.68m x 1.42m) Comprising of a corner shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Window to the rear, tiled walls and flooring.

FIRST FLOOR LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, loft hatch and doors off to;

MASTER BEDROOM 12' 11" x 12' 0" (3.95m x 3.66m) Having a window to the front aspect, radiator, original cast iron fireplace with tiled hearth, wood flooring and archway to the dressing area.

DRESSING ROOM 6' 1" x 11' 10" (1.86m x 3.61m) Having ample room for wardrobes and drawers, skylight, wood flooring and door to the ensuite.

ENSUITE 3' 9" x 11' 10" (1.15m x 3.63m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and radiator. Window the rear aspect and tiled flooring.

BEDROOM TWO 13' 6" x 11' 11" (4.13m x 3.64m) Having a window to the front aspect, radiator, original cast iron fireplace, built-in wardrobe and drawers and wood flooring.

BEDROOM THREE 10' 10" x 10' 0" (3.32m x 3.05m) Having a window to the rear aspect, radiator, original cast iron fireplace and wood flooring.

FAMILY BATHROOM 6' 5" x 8' 3" (1.96m x 2.53m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window and tiled flooring.

FRONT OF PROPERTY Paved courtyard garden to the front having a dwarf wall with railings to the boundary with gate giving access to the front door.

REAR GARDEN Very well established south west facing walled garden having been hard landscaped for easy maintenance with raised flower beds and mature shrub beds. Two seating areas with one having a large pagoda, garden tap and access to the front of the property.

AGENTS NOTES 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.

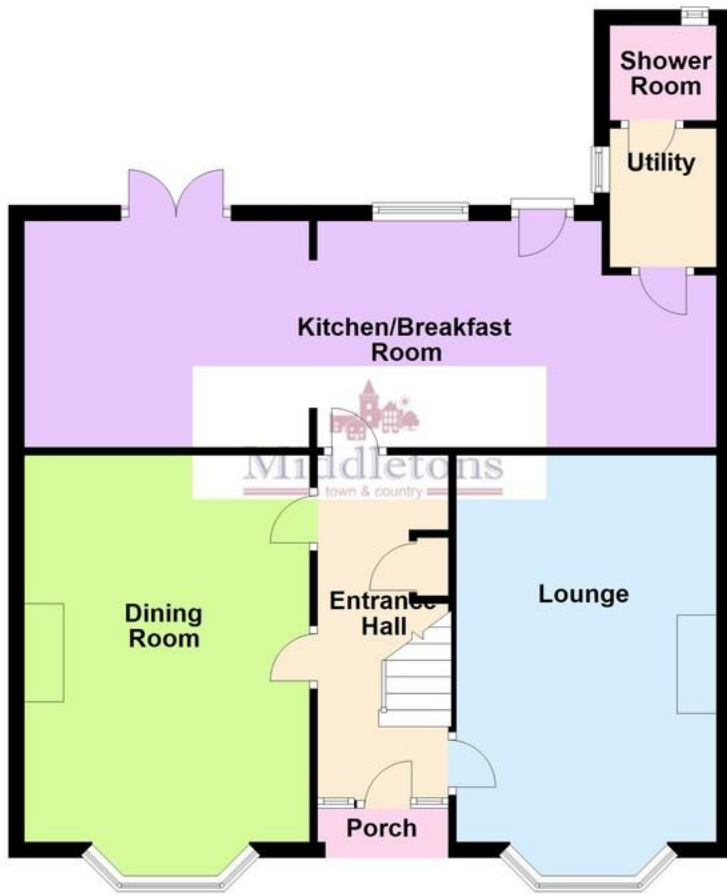
WHAT IS YOUR HOME WORTH Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



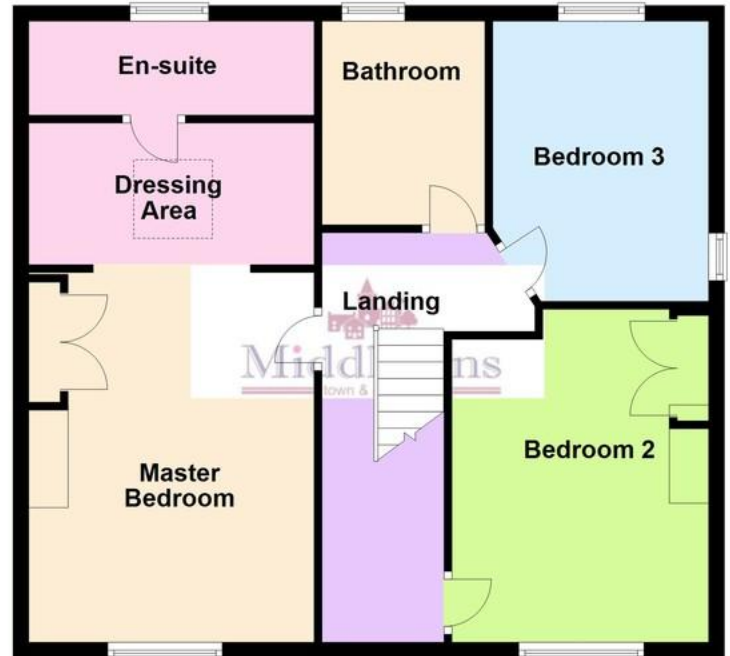




Ground Floor



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		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.