



WOODCOCK DRIVE, MELTON MOWBRAY

Asking Price Of £212,500

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

HOME OFFICE

LOCAL AMENITIES NEARBY

REFURBISHED THROUGHOUT

FRONT AND REAR GARDENS

CLOSE TO LOCAL SCHOOLS

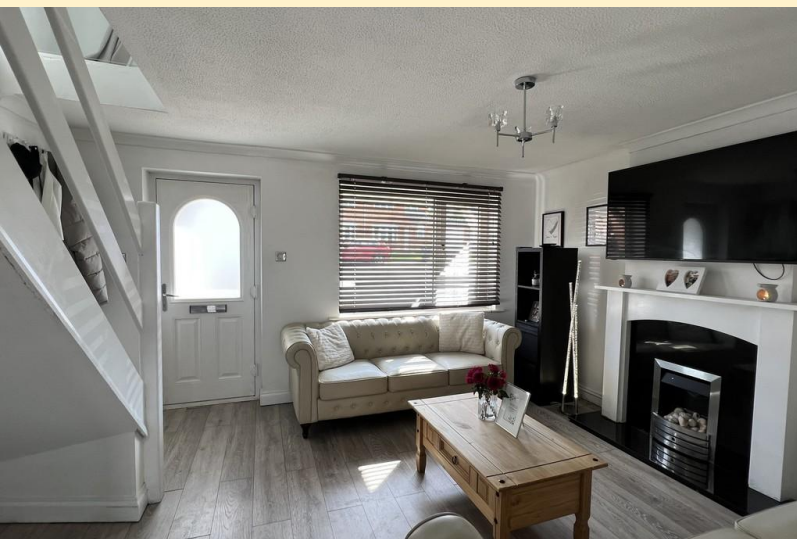
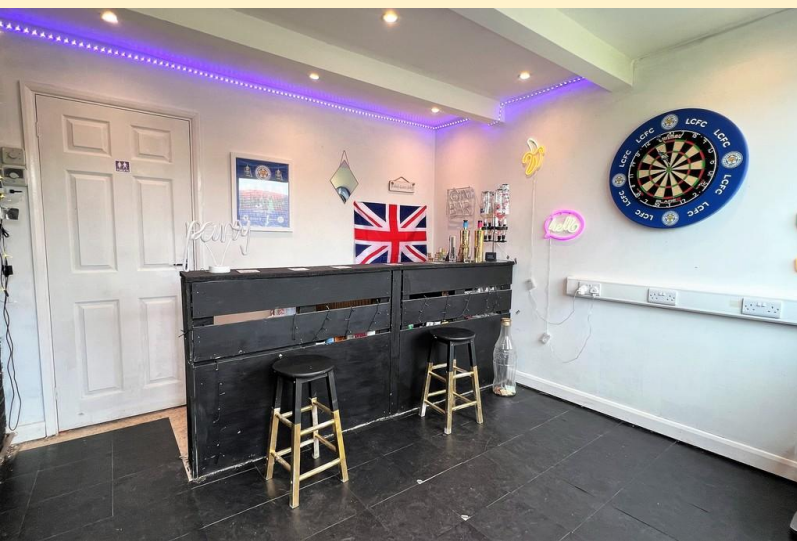
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Great first time buyer or investment opportunity, three bedroom refurbished semi-detached house situated to the south side of Melton Mowbray within close proximity to local schools and amenities.

The accommodation on offer comprises of, lounge, kitchen diner, converted garage to create a home office and a separate storage area to the ground floor.

PROPERTY DESCRIPTION Great first time buyer or investment opportunity, three bedroom refurbished semi-detached house situated to the south side of Melton Mowbray within close proximity to local schools and amenities. Two double bedrooms and a single bedroom with a family bathroom to the first floor. Outside the property benefits from a block paved driveway with hard landscaping for easy maintenance to the front and a landscaped west facing rear garden.

LOUNGE 11' 10" x 14' 6" (3.62m x 4.42m) Composite glazed door into the lounge with a window to the front aspect, radiator, stairs rising to the first floor, feature fireplace with gas fire, laminate wood flooring and door to the kitchen.

KITCHEN/DINER 14' 4" x 12' 0" (4.38m x 3.68m) Fitted with a range of contemporary wall, base and drawer units with square edge work surfaces over, tiled splash backs, composite sink and drainer unit, space and plumbing for both a washing machine and dishwasher, electric oven and hob. Two windows overlooking the rear garden, external door to the garden, laminate wood flooring, radiator, space for a freestanding fridge freezer and dining table.

OFFICE/GAMES ROOM 10' 2" x 10' 2" (3.1m x 3.1m) Converted from part of the former garage this would make a great home office or games room. Having a window to the rear aspect, radiator, ample electrical sockets, tiled flooring and a doors to the storage space and garden.

LANDING Taking the stairs from the lounge to the first floor landing having an airing cupboard and doors off to;

MAIN BEDROOM 11' 5" x 9' 1" (3.48m x 2.77m) Having two windows to the front aspect, radiator, carpet and over stair storage.

BEDROOM TWO 8' 5" x 7' 10" (2.59m x 2.41m) Having a window to the rear aspect, radiator and laminate wood

flooring.

BEDROOM THREE 5' 8" x 9' 9" (1.73m x 2.98m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 6" x 6' 3" (1.99m x 1.92m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

FRONT GARDEN Having a block paved drive providing ample off road parking, slated bed with further block paving to the front door.

REAR GARDEN Having a raised seating area with steps down to a formal lawn with flower and shrub borders, garden tap, 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







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		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(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 are 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.