

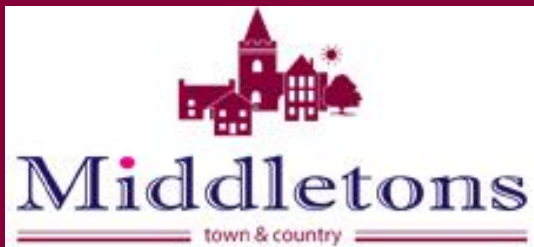


## WINCHESTER DRIVE, MELTON MOWBRAY

Asking Price Of £265,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO MASTER

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

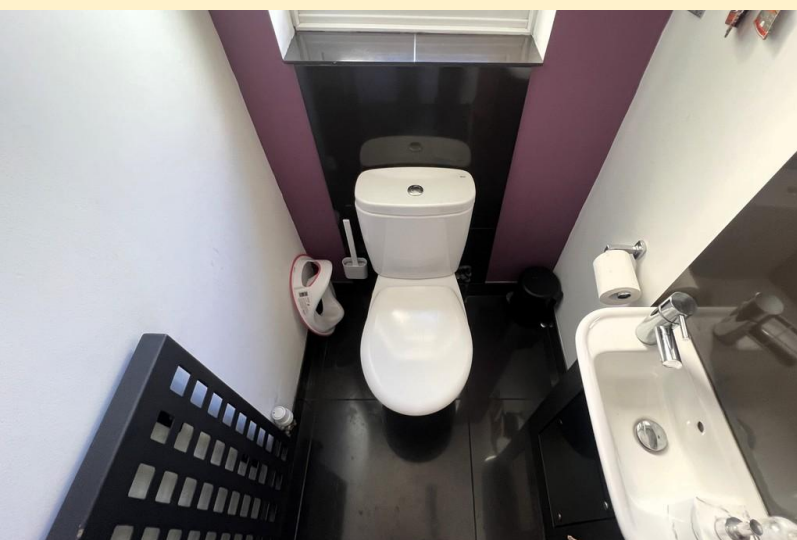
NORTHWEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain this three bedroom detached family home situated on the outskirts of Melton Mowbray on a popular residential estate with good commuter links to Leicester, Nottingham and Grantham.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, utility, conservatory and a cloakroom to the ground floor. Three bedrooms, shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.

**PORCH** Upvc door into the entrance porch having a porcelain tiled floor, radiator and doors to the cloakroom and the kitchen.

**CLOAKROOM** 5' 6" x 3' 5" (1.69m x 1.06m) Comprising a low flush WC, vanity unit wash hand basin, radiator, porcelain tiled floor and an obscure glazed window.

**KITCHEN/DINER** 15' 5" x 14' 0" (4.7m x 4.27m) Fitted with a contemporary range of wall, base and drawer units, integrated dining table. return granite work surfaces, under counter stainless steel double sink with mixer tap over. Integrated appliances to include a Siemens eye level oven and microwave, five ring gas hob with a Siemens extractor hood over. Two windows to the front aspect one being a walk-in bay window, contemporary radiator, inset spot lights, TV aerial point and a porcelain tiled floor. Door to the utility room, access to the staircase and door to the lounge.

**UTILITY ROOM** 6' 1" x 6' 9" (1.86m x 2.06m) Fitted with base units with granite work surface and an under counter stainless steel sink with mixer tap over. Space and plumbing for a washing machine and an integrated dishwasher. Door to the side storage area and porcelain tiled flooring.

**LOUNGE** 9' 11" x 15' 8" (3.03m x 4.78m) Nicely proportioned reception room having french doors to the conservatory, contemporary radiator, TV aerial point and a built-in speaker sound system, inset spot lights and laminate wood flooring.

**CONSERVATORY** 9' 7" x 14' 0" (2.93m x 4.28m) Having french doors to the garden, laminate wood flooring, wall lights and electrical sockets.

**LANDING** taking the stairs to the first floor landing having an airing cupboard and doors off to;

**MASTER BEDROOM** 17' 0" x 10' 2" (5.20m x 3.10m) Having a window to the front aspect, radiator, fitted sliding wardrobes, door to the ensuite and carpet flooring.

**ENSUITE** 4' 7" x 7' 6" (1.4m x 2.31m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls, tiled flooring with under floor heating.

**BEDROOM TWO** 7' 11" x 10' 1" (2.42m x 3.09m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 10' 6" x 5' 1" (3.22m x 1.55m) Comprising a panel double ended bath with central mixer tap, shower riser and glazed shower screen, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

**BEDROOM THREE** 7' 6" x 7' 3" (2.30m x 2.22m) Having a window to the rear aspect, radiator and carpet flooring.

**OUTSIDE TO THE FRONT** Having a gravel bed with shrubs to the front of the property, tarmac driveway to the side leading to the garage, gated access to the rear garden.

**GARAGE** Detached single garage with an up and over door, power and light connected. Personnel door to the rear garden.

**REAR GARDEN** Having a paved patio adjacent to the house, garden tap, steps down to an AstroTurf lawn, gravel beds, mature shrubs to the boundary and a garden shed.

**SOLAR PANELS** The solar panels are for heating water and are owned not leased. Please ask for further details.

**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 HOUSE 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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.