



## HIGHFIELD AVENUE, MELTON MOWBRAY

**Offers Invited £235,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**GARAGE AND CARPORT**

**GOOD SIZED REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

**NO CHAIN**

**OFF ROAD PARKING**

**CLOSE TO LOCAL AMENITIES**

**NORTH-WEST SIDE OF MELTON  
MOWBRAY**

**01664 566258**

**[info@middletons.uk.com](mailto:info@middletons.uk.com)**









**\*\* OFFERS WELCOME \*\*** Offered with no upward chain, three bedroom semi-detached house situated to the north-west side of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

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

**PROPERTY DESCRIPTION \*\* OFFERS WELCOME \*\***

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**ENTRANCE HALL** Glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator and doors off to;

**LOUNGE** 10' 11" x 15' 3" (3.33m x 4.67m) Having a walk-in bay window to the front aspect, radiator, chimney breast inset with a log burner, double doors through to the dining room.

**DINING ROOM** 9' 0" x 16' 10" (2.75m x 5.15m) Having patio doors to the rear garden, radiator, wall mounted electric fire and archway to the kitchen.

**KITCHEN** 8' 0" x 11' 6" (2.46m x 3.52m) Fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, plumbing for a washing machine and space for a freestanding cooker. Window over looking the rear garden, external door to the side, built-in pantry and vinyl flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft access hatch, storage cupboard and doors off to;

**MASTER BEDROOM** 10' 5" x 11' 3" (3.18m x 3.43m) Having a window to the front aspect, radiator and exposed floor boards.

**BEDROOM TWO** 9' 0" x 11' 2" (2.76m x 3.42m) Having a window to the rear aspect, radiator and exposed floor boards.

**BEDROOM THREE** 6' 11" x 7' 0" (2.13m x 2.14m) Having a window to the front aspect, radiator and exposed floor boards.

**BATHROOM** 8' 4" x 5' 6" (2.55m x 1.69m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window and vinyl flooring.

**FRONT ASPECT** Dwarf wall to the boundary, driveway providing ample off road parking and leading to the carport and garage, mature shrub bed to the front garden.

**GARAGE** 10' 3" x 18' 3" (3.13m x 5.58m) Having an up and over door, power and lighting, plumbing for a washing machine and a personnel door to the side.

**REAR GARDEN** A good sized garden having a gravel and paved patio area adjacent to the house, formal lawn with



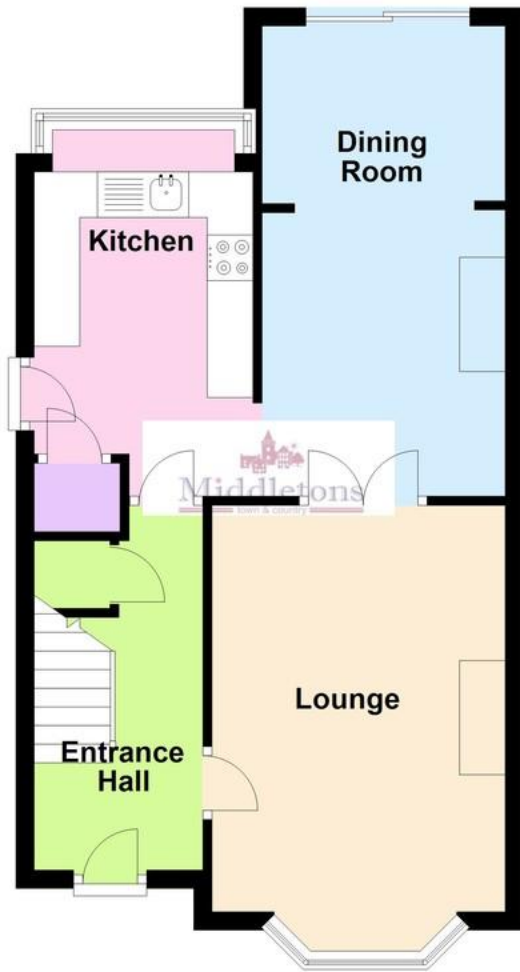








## Ground Floor



## 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 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.