



EASTFIELD AVENUE, MELTON MOWBRAY

Asking Price Of £274,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED REAR GARDEN

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

REFURBISHED THROUGHOUT

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Situated to the north side of Melton Mowbray within close proximity to local schools, Melton Country park and the town centre.

The accommodation in brief 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 a low maintenance garden to the front, driveway providing off road parking, garage and a good sized rear garden.



ENTRANCE HALL UPVC door into the entrance hall having stairs rising to the first floor, window to the side aspect, meter cupboard, radiator, laminate wood flooring and doors off to;

CLOAKROOM Comprising of a vanity unit wash hand basin and a close coupled WC.

LOUNGE 12' 2" x 15' 10" (3.72m x 4.85m) Having a bay window to the front aspect, radiator, closed fireplace and new carpet flooring.

KITCHEN/DINER 19' 0" x 12' 2" (5.80m x 3.73m) Newly fitted modern wall, base and drawer units with return work surfaces and breakfast bar, stainless steel sink and drainer unit, space and plumbing for a washing machine, housing for a free standing fridge freezer, integrated Lamona oven and electric hob with extractor hood over and glazed splash back. Double glazed window to the rear aspect, laminate wood flooring continuing through to the dining area. The dining area has patio doors to the rear garden, alcove storage and a radiator.

LANDING Taking the stairs from the entrance hall to the first-floor landing having a double-glazed window to the side aspect, loft access hatch, new carpet flooring and doors off to;

MASTER BEDROOM 12' 11" x 12' 1" (3.95m x 3.69m) Having a double-glazed window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 12' 2" x 12' 7" (3.72m x 3.85m) Having a double-glazed window to the rear aspect, radiator and new carpet flooring.

BEDROOM THREE 6' 1" x 8' 8" (1.87m x 2.65m) Having a double-glazed window to the front aspect, radiator and new carpet flooring.

BATHROOM 6' 2" x 8' 9" (1.88m x 2.68m) Comprising of a 'P' shaped panel bath with shower over and glazed shower screen, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and cushioned vinyl flooring.

OUTSIDE TO THE FRONT Having a driveway to the side providing ample off road parking leading to the garage, gravel bed to the front with a dwarf wall to the boundary.

GARAGE 19' 8" x 8' 10" (6m x 2.71m) Having an up and over door, power and light connected, mechanics pit, window and personnel door to the rear garden.

REAR GARDEN Having a patio area adjacent to the house, gated access to the front, garden tap, path way leading through the formal lawn with shrub beds, mature hedging to the most part of the boundary.

USEFUL INFORMATION 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.

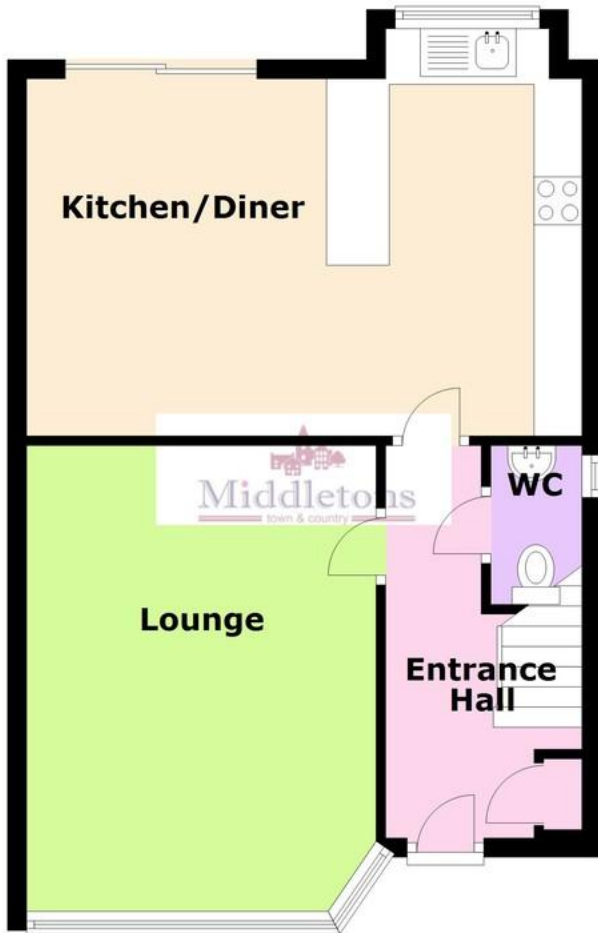
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.