



LANCERS DRIVE, MELTON MOWBRAY

Asking Price Of £280,000

Three Bedrooms

Freehold



LINK-DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH-WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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Modern three bedroom link-detached house situated on a quiet cul-de sac to the north-west side of Melton Mowbray, within walking distance of open countryside. Close to local schools and amenities and ideally placed for commuting to Nottingham, Leicester and Loughborough

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room and breakfast kitchen to the ground floor. Three bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from a front garden with off road parking, garage and a private garden to the rear.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, laminate wood flooring and doors off to;

CLOAKROOM Comprising of a low flush WC.

LOUNGE 15' 3" x 10' 1" (4.66m x 3.09m) Having a walk-in bay window to the front aspect, radiator, feature fireplace with gas fire, laminate wood flooring continuing through an archway to the dining room.

DINING ROOM 10' 1" x 9' 3" (3.09m x 2.83m) Having french doors to the rear garden, radiator and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 9' 0" x 15' 11" (2.75m x 4.86m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer, space and plumbing for both a washing machine and dishwasher, integrated oven with gas hob and extractor hood over. Windows to the rear garden and side aspect, external door to the side, wall mounted central heating boiler, space for a freestanding fridge freezer, inset spotlights and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a loft access hatch and doors off to;

MASTER BEDROOM 10' 2" x 10' 4" (3.12m x 3.16m) Having a window to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite shower room.

ENSUITE 5' 7" x 9' 0" (1.71m x 2.75m) Comprising of a shower cubicle, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, electric shaver point and laminate wood flooring.

BEDROOM TWO 10' 2" x 8' 7" (3.12m x 2.63m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 7" x 8' 4" (1.72m x 2.56m) Comprising of a panel bath with shower attachment and glazed shower screen, low flush WC and pedestal wash hand basin. Obscure glazed window, radiator, airing cupboard and tiled walls and flooring

BEDROOM THREE 7' 2" x 9' 2" (2.20m x 2.80m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Having a small lawn with a pathway to the front door, side driveway providing ample off road parking and leading to the garage.

GARAGE Having an up and over door, power and light connected, personnel door to the rear.

REAR GARDEN Having a paved seating area adjacent to the house, garden tap, formal lawn with shrub and tree borders. Wood panel fencing secures 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 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.



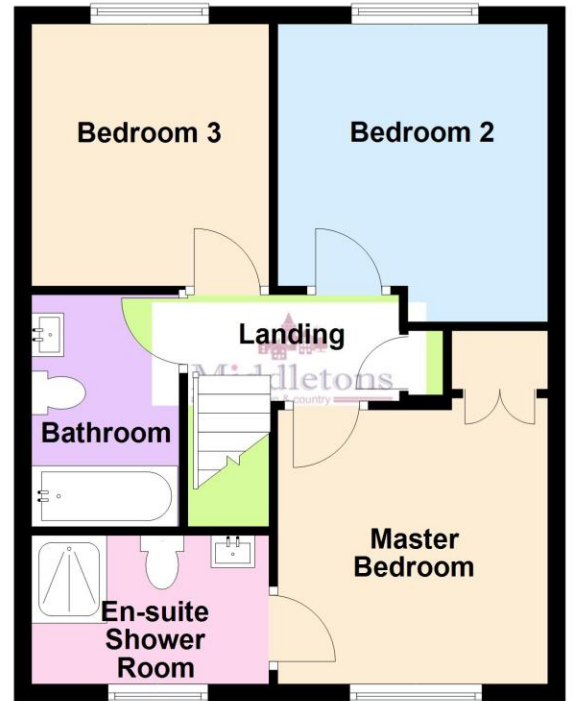




Ground Floor



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		88
(69-80) C	75	
(55-68) D		
(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.