



ABINGDON ROAD, MELTON MOWBRAY

Asking Price Of £270,000

Three Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

DOWNSTAIRS SHOWER ROOM

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

LARGE REAR GARDEN

CLOSE TO LOCAL SCHOOLS

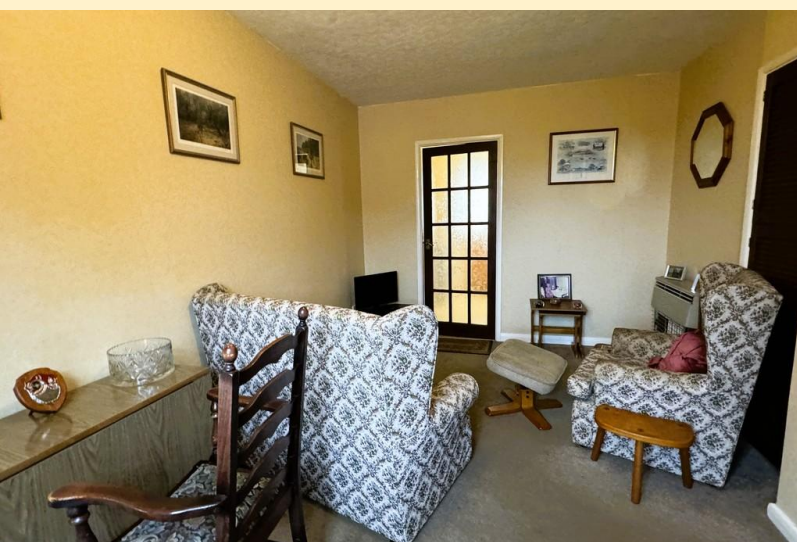
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain, three bedroom detached house occupying a generous plot situated to the North 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/bedroom, wet room, dining room and kitchen to the ground floor. Three bedrooms and a four piece family bathroom to the first floor. Outside the property benefits from generous off road parking, garage and a large fan shaped garden to the rear. The property offers the potential for extension to both floors subject to planning.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator, dual aspect windows, and doors off to the lounge and dining room.

LOUNGE/BEDROOM 15' 0" x 11' 11" (4.58m x 3.65m narrowing to 2.16m) Adapted by the current vendor for use as a downstairs bedroom with wet room, having patio doors opening out onto the garden, exposed brick feature open fireplace, radiator, carpet flooring and sliding door to the wet room.

WET ROOM 3' 11" x 7' 10" (1.2m x 2.41m) Comprising a low flush WC, wall mounted wash hand basin, heated towel rail and shower area.

DINING ROOM 9' 4" x 14' 3" (2.86m x 4.35m) Having a window to the front aspect, radiator, wall mounted gas fire, carpet flooring and a glazed door through to the kitchen.

KITCHEN 10' 5" x 10' 7" (3.18m x 3.23m) Fitted with wall, base and drawer units with work surfaces over, tiled splash backs, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated oven, gas hob and extractor hood. Box bay window over looking the garden, external door to the side and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a large window to the front aspect, airing cupboard, hatch with pull down ladder to the extra insulated loft, carpet flooring and doors off to;

MASTER BEDROOM 11' 11" x 13' 8" (3.65m x 4.19m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 9' 11" x 12' 7" (3.03m x 3.84m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 9' 10" x 6' 0" (3.02m x 1.85m) Comprising of a panel bath, pedestal wash hand basin, low flush WC, heated towel rail and a corner shower cubicle. Dual aspect windows, vinyl flooring and inset spotlights.

BEDROOM THREE 8' 2" x 9' 7" (2.49m x 2.93m) Having a window to the front aspect, radiator, fitted wardrobe and top boxes, carpet flooring.

FRONT ASPECT Having a gravel driveway providing ample off road parking, storm porch with courtesy lighting and side gate to the rear garden.

GARAGE 16' 5" x 7' 9" (5.02m x 2.38m) Having an up and over door, power and light connected. Personnel door to the rear garden and a window to the side.

REAR GARDEN Generous west facing garden having a block paved patio area adjacent to the house, garden tap, two garden sheds, lawn with stepping stone pathway, timber summer house, mature hedging and some 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 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		
(69-80) C		79
(55-68) D	65	
(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.