

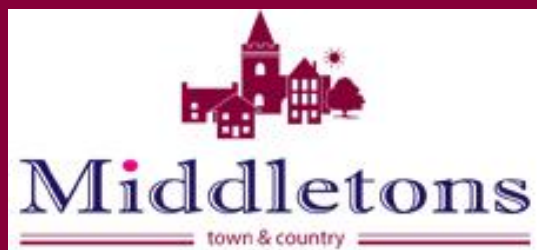


## NOTTINGHAM ROAD, MELTON MOWBRAY

Asking Price Of £207,500

Four Bedrooms

Freehold



**MID-TERRACE HOUSE**

**CHAIN FREE**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL AMENITIES**

**AMPLE OFF ROAD PARKING**

**FOUR BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**NORTH-WEST SIDE OF MELTON  
MOWBRAY**

**01664 566258**

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Offered with no upward chain this four bedroom mid-terrace situated to the north-west side of Melton Mowbray. Within walking distance of local schools and amenities.

The accommodation on offer comprise; entrance hall with cloaks cupboard, lounge, dining room and kitchen to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized rear garden.



**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor landing, laminate wood flooring, radiator, door and steps down to a cloaks cupboard.

**CLOAKS CUPBOARD** Having plumbing for a washing machine, space for a tumble dryer and also houses the central heating boiler.

**LOUNGE** 13' 6" x 12' 3" (4.13m x 3.75m) Generous and well proportioned reception room having a window overlooking the rear garden, radiator, feature fireplace with gas fire and laminate wood flooring.

**DINING ROOM** 12' 7" x 10' 2" (3.85m x 3.11m) Having a bay window to the front aspect, radiator, laminate wood flooring and opening through to the kitchen.

**KITCHEN** 10' 2" x 8' 11" (3.10m x 2.73m) Fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl sink and drainer unit, plumbing for a washing machine or dishwasher, integrated oven and a Beko gas hob with extractor hood over. Window and door to the rear garden, tiled flooring and inset spotlights.

**LANDING** Taking the stairs from the entrance hall to the first floor having an airing cupboard, hatch to the loft space and doors off to;

**MAIN BEDROOM** 13' 8" x 9' 8" (4.18m x 2.95m) Having a window to the front aspect, radiator and new carpet flooring.

**BEDROOM TWO** 9' 6" x 11' 1" (2.9m x 3.38m) Having a window to the rear aspect, radiator and new carpet flooring.

**BEDROOM THREE** 6' 9" x 10' 9" (2.07m x 3.30m) Having a window to the rear aspect, radiator and new carpet flooring.

**BATHROOM** 5' 11" x 5' 10" (1.82m x 1.8m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and laminate wood flooring.

**BEDROOM FOUR** 5' 2" x 10' 3" (1.58m x 3.14m) Having a window to the rear aspect, radiator and new carpet flooring.

**FRONT ASPECT** Gravelled driveway providing ample off road parking. Shared pathway to the side for access to the rear garden.

**REAR GARDEN** Having a paved patio adjacent to the house, garden storage, formal lawn, garden shed and wood panel fencing to the boundary with gated access to the rear passageway.

**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.











### 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.