



ELGIN DRIVE, MELTON MOWBRAY

Asking Price Of £279,950

Four Bedrooms

Freehold



EXTENDED SEMI-DETACHED

DOWNSTAIRS WC

LANDSCAPED GARDEN

LOCAL AMENITIES NEARBY

AMPLE OFF ROAD PARKING

FOUR BEDROOMS

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Extended four bedroom semi-detached house situated to the north side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises; entrance porch, lounge, dining room, conservatory, kitchen and utility room/cloakroom to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a low maintenance rear garden.

PROPERTY DESCRIPTION Extended four bedroom semi-detached house situated to the north side of Melton Mowbray within close proximity to local schools and the town centre. The accommodation on offer comprises; entrance porch, lounge, dining room, conservatory, kitchen and utility room/cloakroom to the ground floor. Four good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a low maintenance rear garden.

ENTRANCE PORCH Part glazed door with obscure glazed windows to either side, cork tiled floor with coir doormat, glazed door with side window to the kitchen.

KITCHEN 8' 4" x 15' 8" (2.56m x 4.79m) Fitted with a good range of wall, base and drawer units with work surfaces, stainless steel one and a half bowl sink and drainer unit, space for a range cooker with extractor hood over. Integrated appliances to include dishwasher, fridge and freezer. Window to the front aspect, stairs rising to the first floor landing, under stairs cupboard, walk-in pantry, vertical radiator, tiled flooring and doors off to the lounge and utility/WC.

UTILITY ROOM / WC 6' 6" x 7' 9" (2m x 2.37m) Fitted with a wall unit housing the 'Worcester' central heating boiler, under stairs storage cupboard, work surface with space and plumbing under for both a washing machine and tumble dryer. White two piece suite to comprise of a Low flush WC and a vanity unit wash hand basin. Window to the front aspect, tiled splash backs and tiled flooring.

LOUNGE 19' 0" x 11' 10" (5.81m x 3.61m) Spacious and nicely proportioned room having a window to the rear aspect, patio doors to the conservatory, two vertical radiators, engineered oak wood flooring and an archway through to the dining room.

DINING ROOM 6' 7" x 13' 4" (2.02m x 4.08m) Window overlooking the rear garden, understairs recess and a continuation of the engineered oak wood flooring.

CONSERVATORY 8' 3" x 10' 1" (2.52m x 3.08m) UPVC glazed conservatory with patio door to the rear garden, radiator, lighting, electric sockets and tiled flooring.

LANDING Taking the stairs from the kitchen to a split level landing having a window to the front aspect and a hatch with a pull down ladder providing access to a part boarded and insulated loft area.

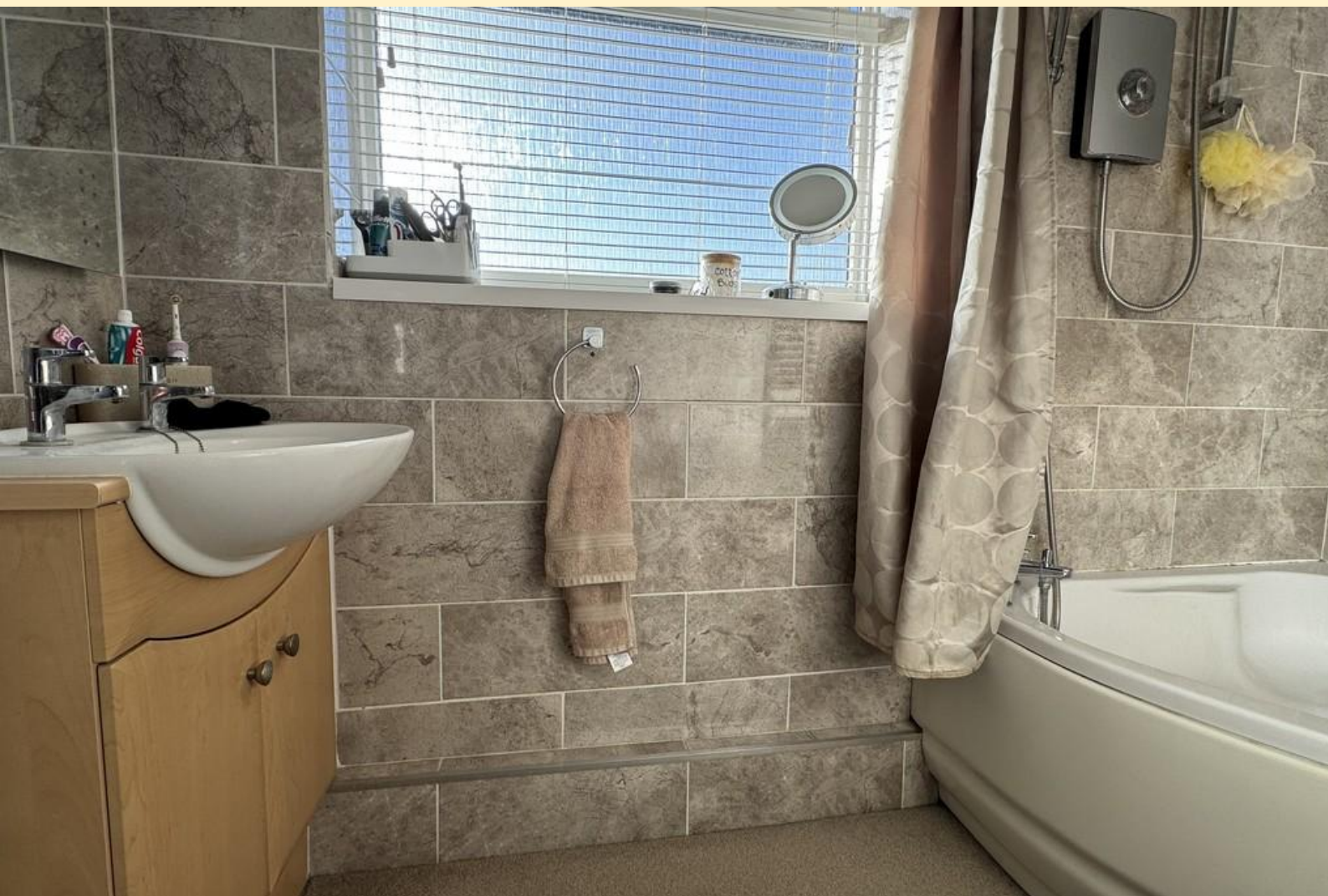
MAIN BEDROOM 13' 1" x 7' 10" (4.01m x 2.4m) Having a window to overlooking the rear garden, radiator, fitted wardrobes along two walls with one housing the hot water cylinder and carpet flooring.

BEDROOM TWO 13' 6" x 6' 6" (4.14m x 2.0m) Having a window to the rear aspect, radiator, carpet flooring, fitted bedroom furniture to comprise of a fitted cabin bed with cupboards below, drawers and wardrobes along two walls.

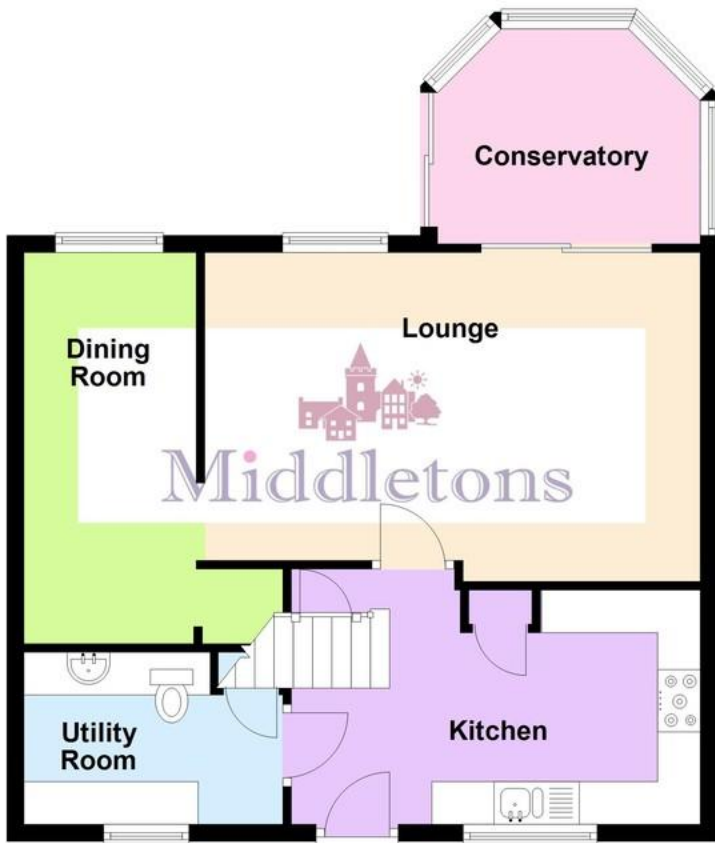
BATHROOM 4' 7" x 9' 1" (1.41m x 2.78m) Comprising of a low flush WC, vanity unit wash hand basin, corner bath with shower over and a heated towel rail. Obscure glazed window, tiled walls and carpet flooring.







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	71	
(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.