



CLUMBER STREET, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



MID-TERRACED HOUSE

BATH AND SHOWER ROOMS

THREE STOREY

LOCAL AMENITIES NEARBY

CHARACTER THROUGHOUT

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

CLOSE TO THE TOWN CENTRE

COUNCIL TAX BAND B

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Characterful three bedroom mid-terrace house situated on a popular residential street to the north west of Melton Mowbray. Within dose proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; lounge, dining room and kitchen to the ground floor, two bedrooms, shower room and a family bathroom to the first floor and a further bedroom plus dressing area on the second floor. The property also benefits from both front and rear gardens with the rear being south facing.



LOUNGE 12' 6" x 14' 4" (3.82m x 4.39m) Steps up to the part glazed front door opening into the lounge which has a walk-in bay window with fitted shutters to the front aspect, feature fireplace housing a log burner, high ceiling with original decorative coving, carpet flooring and a stained glass pine door to the inner hall.

INNER HALL Having stairs rising to the first floor landing with a stained glass door through to the dining room.

DINING ROOM 12' 6" x 13' 3" (3.82m x 4.04m) Being open plan to the breakfast kitchen having a window to the rear aspect, radiator, feature fireplace housing a log burner, high ceiling with original decorative coving, carpet flooring and a step down into the kitchen.

KITCHEN/BREAKFAST ROOM 7' 5" x 15' 1" (2.28m x 4.61m) Fitted with a range of wall, base and drawer units with under lighting, oak work surfaces, breakfast bar, Belfast sink with mixer tap over and tiled splash backs. Integrated appliances to include; eye level Lamona double oven and grill, AEG induction hob with extractor hood over, fridge, dishwasher and washing machine. Dual aspect windows with fitted shutters, external door to the garden, TV aerial point, inset spot lights, wood effect tiled floor with under floor heating.

LANDING Taking the stairs case from the inner hall to the first floor landing having a further staircase to the second floor, radiator, built-in storage cupboard, carpet flooring and pine doors off to:

MAIN BEDROOM 12' 7" x 13' 11" (3.85m x 4.25m) Having a window to the front aspect with fitted electric blind, radiator, original decorative cast iron fireplace and carpet flooring.

BEDROOM THREE 9' 8" x 10' 5" (2.96m x 3.18m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 8" x 8' 10" (2.35m x 2.71m) Comprising of a free standing roll top bath tub with shower attachment, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window with fitted shutters, part wood paneling to the walls and cushioned vinyl flooring.

SHOWER ROOM 5' 8" x 4' 5" (1.75m x 1.35m) A great addition to a busy family home this separate shower room has a corner shower cubicle, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window and tiled walls and flooring.

LANDING Taking the stairs to the second floor with doors off to;

BEDROOM TWO 13' 11" x 9' 6" (4.26m x 2.91m) Having a dormer window to the front aspect, radiator and carpet flooring.

DRESSING AREA 5' 3" x 13' 8" (1.61m x 4.18m) Having two Velux windows, eaves storage cupboards and carpet flooring.

FRONT GARDEN Hard landscaped for easy maintenance with paving and gravel, steps up to the front door, gate to the shared side passage giving access to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the property with brick built outbuildings with power and light connected, garden tap and electrical socket, side gate to the passage way. Archway to a formal lawn with dwarf hedging to each side with shrub beds beyond, decked seating area making the most of the days sun.

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



Second 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 | | 78 |
| (55-68) D | 58 | |
| (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 | |