



SANDY LANE, MELTON MOWBRAY

Asking Price £340,000

Five Bedrooms

Freehold



EXTENDED SEMI-DETACHED

DOWNSTAIRS WC

FIVE BEDROOMS

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Extended five-bedroom semi-detached house occupying a generous plot, situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprise; porch, entrance hall, cloakroom, lounge, kitchen and dining room to the ground floor. Five bedrooms, shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and and a good sized rear garden.

PROPERTY DESCRIPTION Extended five-bedroom semi-detached house occupying a generous plot, situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre. The accommodation on offer comprise; porch, entrance hall, cloakroom, lounge, kitchen and dining room to the ground floor. Five bedrooms, shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and and a good sized rear garden.

PORCH Obscure glazed door into the porch having half height wood paneling to the walls, laminate wood flooring and a part glazed door to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, Karndean flooring and part glazed door to the breakfast kitchen.

CLOAKROOM 4' 5" x 5' 4" (1.36m x 1.64m) Comprising of a low flush WC, heated towel rail, obscure glazed window, tiled walls and vinyl flooring.

KITCHEN/BREAKFAST ROOM 19' 0" x 16' 0" (5.8m x 4.9m reducing to 2.58) Fitted with a modern range of wall, base and drawer units with work surfaces over, breakfast bar, stainless steel sink and drainer unit, space and plumbing for a washing machine, Stoves range cooker with gas hob and extractor hood over. Window and external door to the rear garden, tiled flooring, cupboard housing the central heating boiler, housing for a fridge freezer, door to the lounge and opening through to the dining room.

LOUNGE 21' 5" x 10' 9" (6.53m x 3.29m) Spacious lounge having a window to the front aspect, radiator, inset gas fire, Karndean flooring and double doors to the dining room.

DINING ROOM 20' 0" x 7' 2" (6.12m x 2.2m) Having a window and patio doors to the rear garden making a great place to entertain, wood burning stove for the chilly winter night, fitted units and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with split stairs to each side.

MAIN BEDROOM 11' 9" x 11' 4" (3.6m x 3.46m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 9' 10" x 13' 2" (3.0m x 4.02m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BATHROOM 5' 7" x 6' 10" (1.71m x 2.09m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

BEDROOM THREE 8' 8" x 15' 1" (2.65m x 4.62m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 8' 7" x 12' 5" (2.63m x 3.8m) Having a window to the front aspect, radiator, ceiling fan and laminate wood flooring.

BEDROOM FIVE 8' 3" x 13' 2" (2.53m x 4.02m) Having a window to the front aspect, radiator, part wood laminate and carpet flooring.

SHOWER ROOM 9' 2" x 6' 4" (2.8m x 1.95m) Comprising of a corner shower cubicle, vanity unit wash and basin and close coupled WC and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

FRONT GARDEN Generous block paved driveway providing ample off road parking with gravel drive to the side offering more parking or caravan storage. Access to the garage and a water tap.

GARAGE 19' 6" x 9' 4" (5.95m x 2.85m) Having an up and over door, power and light connected.

REAR GARDEN Having wood decking adjacent to the house with a covered seating area to one side with built-in benches allowing you to enjoy the garden all year round. Garden tap, courtesy lighting, side gate to the front, formal lawn with sleepers to the perimeter creating raised shrub and flower beds. Gravel area to the top of the garden, garden shed and wood panel fencing to the boundary.

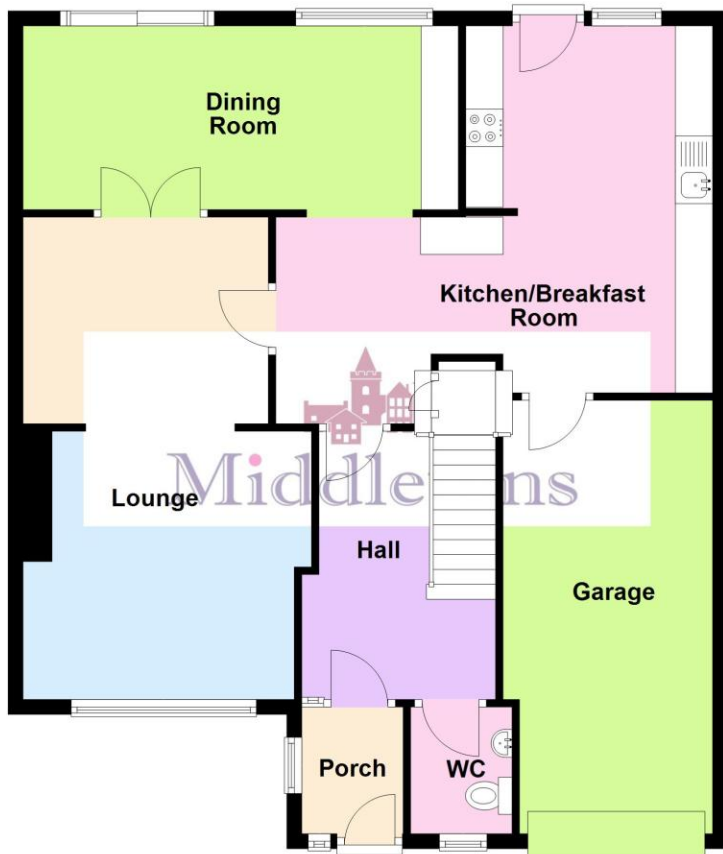
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than



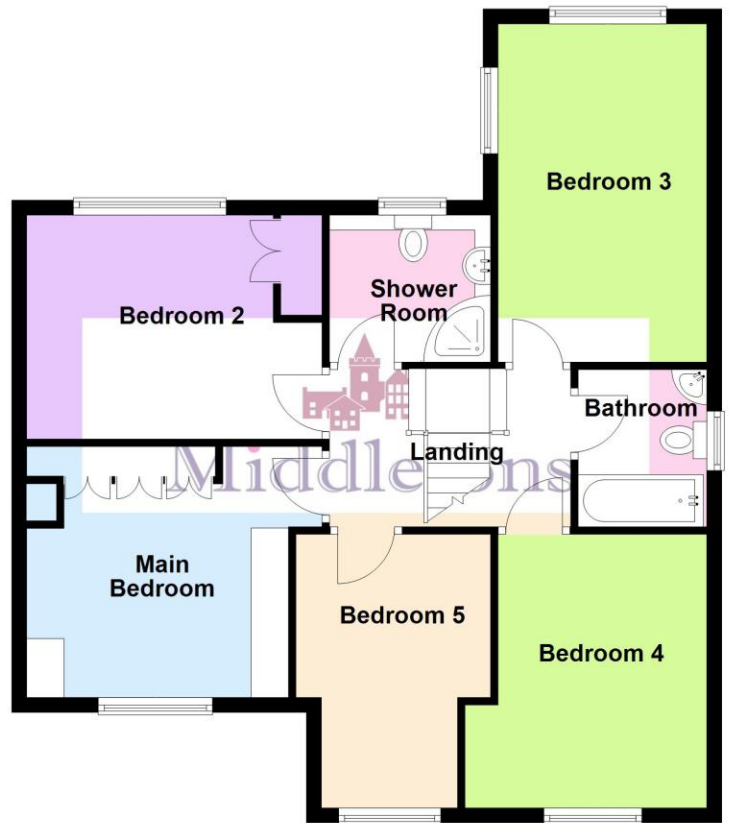




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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