



7 CHARNWOOD DRIVE

Asking Price Of £230,000

Four Bedrooms

Freehold



THREE STOREY TERRACE

WET ROOM AND BATHROOM

CONSERVATORY

GOOD COMMUTER LINKS

SPACIOUS ACCOMODATION

GYM ROOM

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offering spacious and flexible accommodation over three floors this four bedroom terraced house is situated to the west side of Melton Mowbray within close proximity to local amenities and schools with easy access to the A46, Leicester, Nottingham and Newark.

The accommodation on offer comprises; entrance hall, kitchen diner and lounge to the ground floor, bedroom, gym, wet room and conservatory to the lower ground floor, three bedrooms, a family bathroom and WC to the first floor. Outside the property benefits from landscaped front and rear gardens.



ENTRANCE HALL External door with glazed side panel into the entrance hall, having stairs to the lower floor and the first floor landing, radiator, carpet flooring and door to the kitchen diner.

KITCHEN/DINER 13' 2" x 18' 7" (4.03m reducing to 2.12m x 5.68m) Fitted with a modern range of wall, base and drawer units with quartz work surfaces over, double Belfast sink with mixer tap over, plumbing for a washing machine, integrated dishwasher, housing for an American style fridge freezer and a range cooker with extractor hood over. Window over looking the rear garden, under stairs storage cupboard, vertical radiator, USB sockets, inset LED lighting, laminate wood flooring and an external door to the front.

LOUNGE 17' 11" x 10' 7" (5.47m x 3.23m) Nicely proportioned reception room having dual aspect windows, radiator, chimney breast with log burner and beam mantle and laminate wood flooring.

LOWER GROUND FLOOR Taking the stairs from the entrance hall down to the gym area.

GYM 6' 3" x 13' 1" (1.92m x 4.01m) Having foam flooring, radiator and doors to the wet room, bedroom four and the conservatory.

WET ROOM 6' 4" x 5' 6" (1.95m x 1.70m) Comprising of a low flush WC and pedestal wash hand basin, electric shower with shower curtains. Obscure glazed window, tiled walls and flooring.

BEDROOM FOUR 17' 3" x 9' 9" (5.26m x 2.99m) Having a window to the conservatory, radiator and carpet flooring.

CONSERVATORY 16' 7" x 11' 5" (5.07m x 3.48m) A great space to relax and enjoy the garden, having french doors to the patio area, radiator, electric sockets, TV point and linoleum flooring.

FIRST FLOOR Taking the stairs from the entrance hall to the first floor landing having access to the loft space and doors off to;

MAIN BEDROOM 10' 1" x 12' 0" (3.09m x 3.68m) Having a window to the front aspect with views across the green, radiator and laminate wood flooring.

BEDROOM TWO 10' 7" x 9' 8" (3.25m x 2.96m) Having a window to the front aspect with views across the green, radiator and carpet flooring.

BEDROOM THREE 7' 11" x 7' 9" (2.42m x 2.37m) Having a window to the rear aspect overlooking the garden, radiator and carpet flooring.

BATHROOM 4' 3" x 5' 5" (1.32m x 1.66m) Comprising of a panel bath with shower over and a pedestal wash hand basin. Obscure glazed window, tiled walls and flooring.

WC 4' 11" x 2' 8" (1.52m x .82m) Close coupled WC, radiator, obscure glazed window, tiled walls and flooring.

FRONT GARDEN Gated access with steps down to the front door, rockery with fish pond to one side with raised vegetable/flower bed to the other side. Garden shed and a paved patio area adjacent to the house.

REAR GARDEN Having a patio area adjacent to the conservatory, formal lawn with sunken trampoline, raised flower and shrub bed to one side, 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.

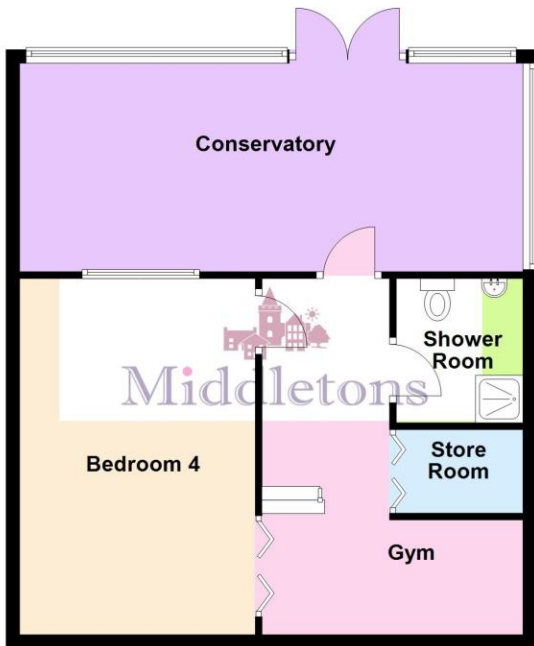
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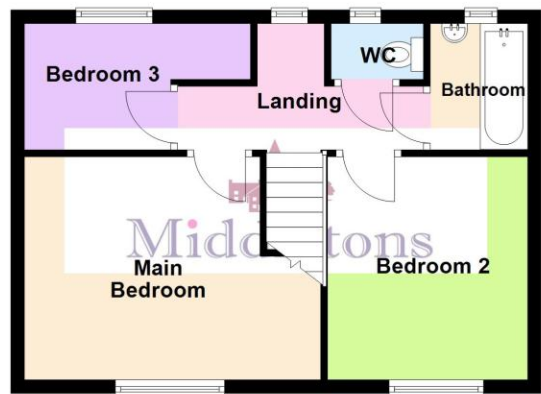
Lower Ground Floor



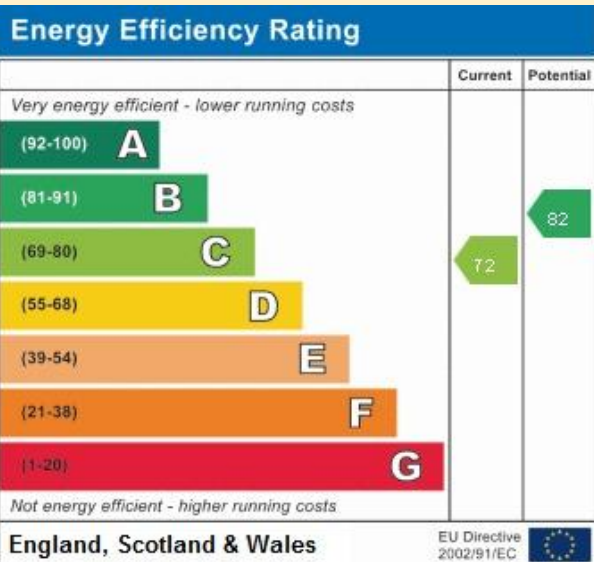
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.



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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.