



ALVASTON ROAD, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

OFFICE SPACE

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

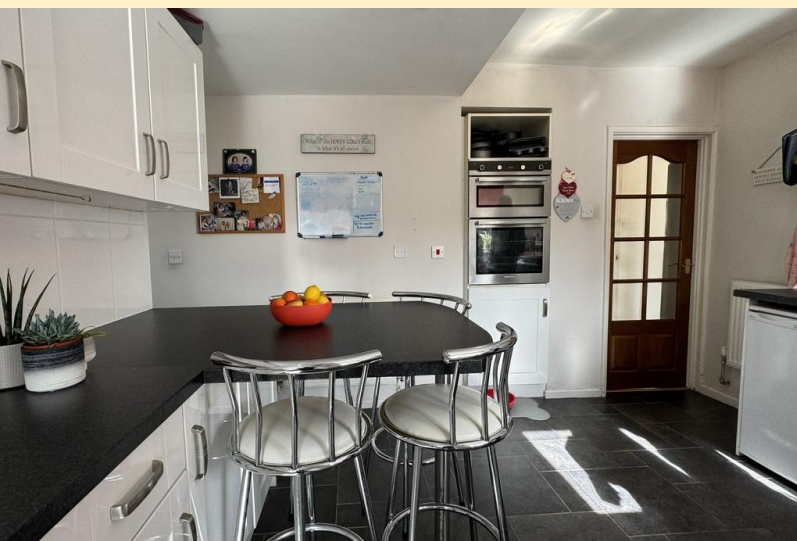
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended three bedroom semi-detached house situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Mary's primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

The accommodation on offer comprises ; entrance hall, breakfast kitchen, utility, doakroom, lounge and dining room to the ground floor. Three bedrooms and a bathroom to the first floor. The property benefits from ample off road parking, garage has been converted into storage space and office space and the property has a south facing rear garden.

ENTRANCE HALL Double glazed storm porch with door into the entrance hall having stairs rising to the first floor landing, under stairs doggy room, radiator, laminate wood flooring and doors off to;

DINING ROOM 10' 11" x 13' 8" (3.35m x 4.18m) Having a bay window to the front aspect, radiator, ample room for a dining table and laminate wood flooring.

LOUNGE 10' 11" x 13' 6" (3.34m x 4.14m) Having patio doors to the rear patio, chimney breast with inset log burner and beam mantle, radiator and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 13' 8" x 12' 0" (4.18m x 3.68m) Modern fitted kitchen having a good range of wall, base and drawer units, breakfast bar, work surfaces, stainless steel sink and drainer with waste disposal, space and plumbing for a dish washer. Blomberg eye level double oven and gas hob with extractor hood over. Two windows overlooking the rear garden, radiator and tiled flooring. Opening through to the utility area.

UTILITY ROOM 16' 7" x 5' 8" (5.06m x 1.73m) Having a base unit with space and plumbing for a washing machine, ample room for further white goods, radiator, door to the cloak room and an external door to the rear garden and door to the office.

CLOAKROOM Comprising of a low flush WC and wash hand basin.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect and doors off to;

MAIN BEDROOM 14' 6" x 10' 1" (4.42m x 3.08m) Having a bay window to the front aspect, radiator, built-in wardrobes and laminate flooring.

BEDROOM TWO 11' 1" x 13' 6" (3.38m x 4.13m) Having a window to the rear aspect, radiator, built-in wardrobes and laminate flooring, access to loft.

BEDROOM THREE 7' 4" x 8' 8" (2.25m x 2.65m) Window to the front aspect, radiator, built-in wardrobes and laminate flooring.

BATHROOM 6' 4" x 9' 3" (1.95m x 2.83m) Four piece suite comprising of a corner bath, vanity unit wash hand basin, low flush WC and shower cubicle. Obscure glazed window, heated towel rail, extractor fan and vinyl flooring.

OFFICE 11' 4" x 9' 4" (3.46m x 2.86m) Created from the rear of the original garage having ample room for desks, laminate wood flooring, electric sockets and lighting.

GARAGE STORE 6' 4" x 11' 0" (1.95m x 3.36m) Having an electric door to the storage space with power and lighting, door through to the office.

DRIVEWAY Block paved driveway providing ample off road parking.

REAR GARDEN South facing good sized rear garden having an extensive patio area adjacent to the house with raised flower beds to the border, garden tap and shed, steps up to a further raised decked seating area, mature shrubs and trees and a further shed to the top of the garden.

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.

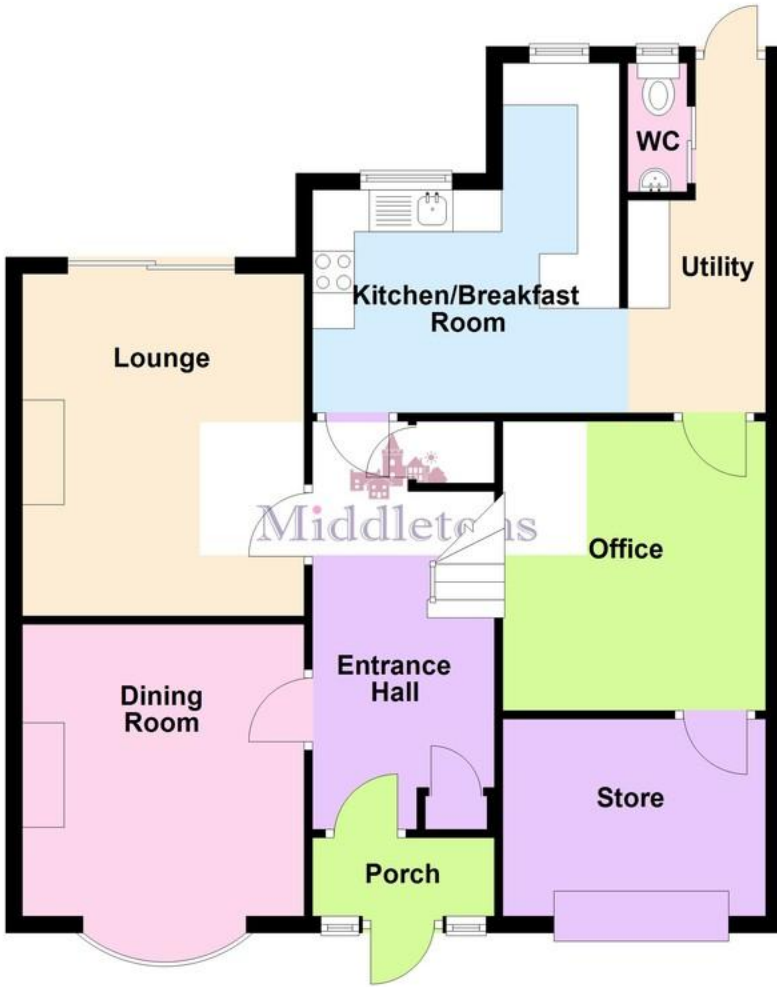
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



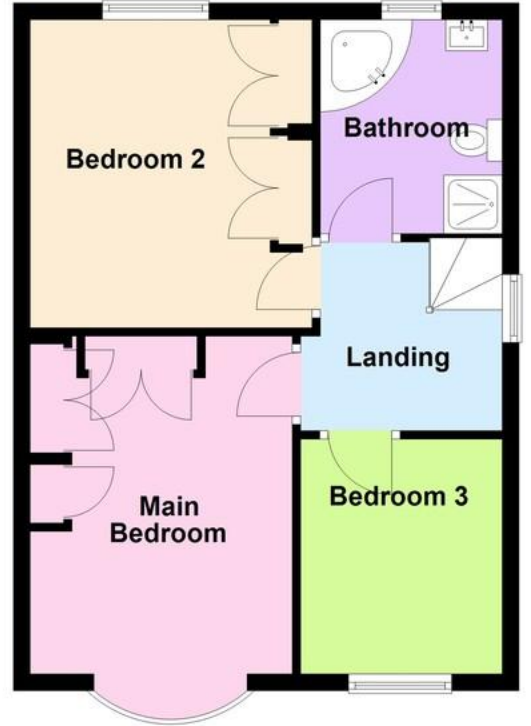




Ground Floor



First Floor



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		86
(69-80) C	74	
(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.