



CELANDINE DRIVE, MELTON MOWBRAY

Asking Price Of £259,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

TUCKED AWAY POSITION

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH-WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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This well presented family home is situated on the popular Kirby fields estate south west of Melton Mowbray. Occupying an enviable tucked away position on a quiet cul-de-sac adjacent to open parkland. The property is within close proximity to local amenities and schools.

The accommodation on offer comprise; porch, lounge kitchen diner and conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, integral garage and a landscaped rear garden.

PORCH Part glazed door into the porch with space for coats, door into the lounge.

LOUNGE 11' 8" x 18' 7" (3.58m x 5.68m) Having a bay window to the front aspect, radiator, feature fireplace with electric fire, stairs rising to the first floor, carpet flooring and door to the kitchen.

KITCHEN/BREAKFAST ROOM 11' 6" x 8' 2" (3.51m x 2.49m) Fitted with a range of wall base and drawer units with work surfaces over, composite sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space for an under counter fridge, integrated electric oven and gas hob with extractor hood over. Window over looking the rear garden, door to the conservatory, radiator and tiled flooring.

CONSERVATORY 11' 6" x 9' 7" (3.53m x 2.93m) Dwarf wall base and UPVC upper construction with fitted blinds to all windows and a central fan light. French doors opening onto the garden, tiled flooring and electrical sockets.

LANDING Taking the stairs from the lounge to the first floor landing having an airing cupboard and doors off to;

BEDROOM ONE 11' 8" x 11' 7" (3.58m x 3.55m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 7' 10" x 11' 5" (2.41m x 3.5m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 5' 7" x 7' 8" (1.71m x 2.36m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window, electric shaver point, airing cupboard and vinyl flooring.

BEDROOM THREE 9' 6" x 8' 5" (2.92m x 2.58m) Having a window to the rear aspect, radiator and carpet flooring.

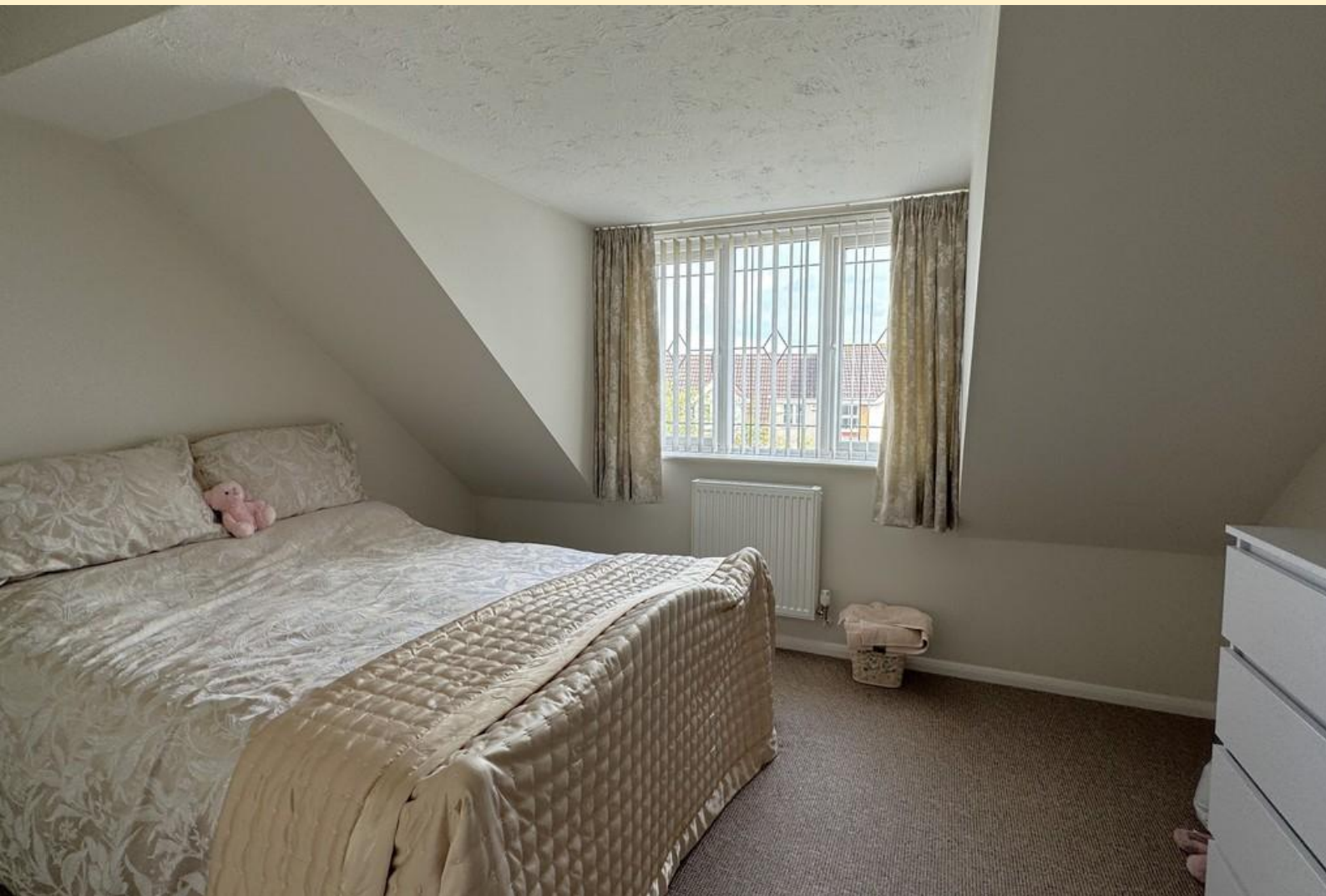
FRONT ASPECT Having a tarmac drive providing off road parking, gravel bed and a paved pathway leading to the front door.

GARAGE 8' 9" x 17' 0" (2.67m x 5.2m) Having an electric roller door, power and lighting connected, personnel door to the rear garden.

REAR GARDEN Hard landscaped for easy maintenance having an extensive patio area adjacent to the house, graduated gravel beds and a garden shed. Steel 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.

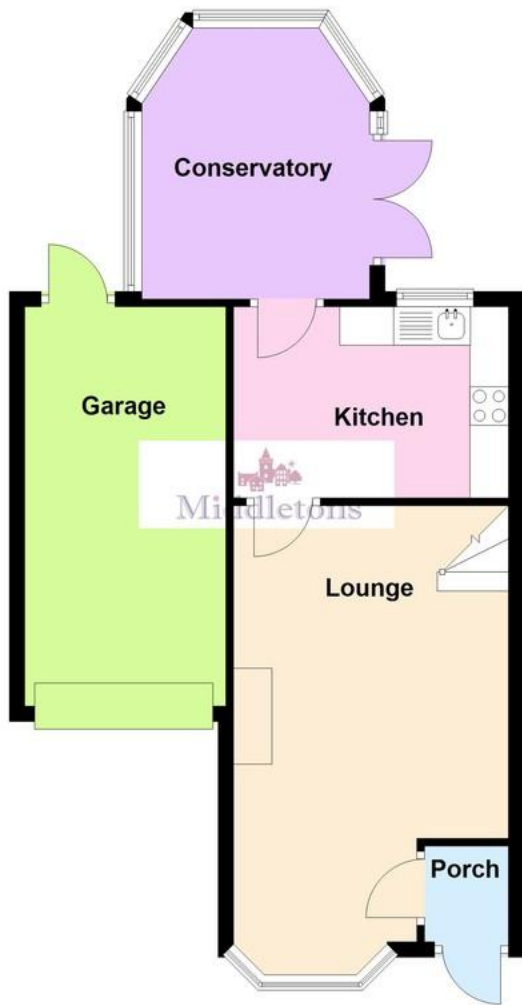
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		83
(69-80) C	69	
(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.