



LUDLOW DRIVE, MELTON MOWBRAY

Asking Price Of £310,000

Three Bedrooms

Freehold



DETACHED HOUSE

LANDSCAPED REAR GARDEN

LOCAL AMENITIES NEARBY

COUNCIL TAX BAND C

DRIVEWAY AND GARAGE

NICELY APPOINTED THROUGHOUT

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

01664 566258

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Beautifully presented three bedroom detached house situated to the north side of Melton Mowbray. Within walking distance of the John Ferneley college and Melton country park.

The accommodation on offer comprises; entrance hall, lounge and an open-plan kitchen diner. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, an integral garage and a good sized garden to the rear.



ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, radiator, obscure glazed window, luxury vinyl tiled flooring and oak doors off to;

LOUNGE 16' 2" x 10' 11" (4.95m x 3.35m) Having a window to the front aspect with fitted blind, radiator, multi-fuel burning stove and carpet flooring.

KITCHEN/DINER 17' 10" x 10' 1" (5.46m x 3.08m) Fitted with a modern range of wall, base and drawer units with quartz work surfaces, under counter stainless steel sink with flexi-hose mixer tap, integrated dishwasher, wine chiller, electric oven and Samsung electric hob with extractor over. Ample room for a dining table, window and French doors to the rear patio making a great place to dine, radiator, TV point, space for a freestanding fridge freezer, external door to the side and luxury vinyl tiled flooring.

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

BEDROOM ONE 13' 2" x 10' 1" (4.02m x 3.08m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 12' 1" x 11' 0" (3.7m x 3.37 reducing to 2.60 m) Having a window to the rear aspect, radiator, airing cupboard housing the combi boiler and carpet flooring.

BATHROOM 7' 1" x 5' 5" (2.16m x 1.67m) Comprising of a panel bath, heated towel rail, vanity unit wash hand basin, low flush WC and a shower cubicle with fixed waterfall shower head and shower riser. Obscure glazed window, LED lighting and porcelain tiled walls and

flooring.

BEDROOM THREE 8' 0" x 6' 11" (2.46m x 2.12m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Generous block paved driveway to the front providing ample off road parking, dwarf wall to the boundary and a storm porch to the front door.

GARAGE 8' 4" x 19' 2" (2.55m x 5.86m) Having an up and over door, power and light connected and plumbing for a washing machine/ tumble dryer.

W/C 8' 4" x 3' 5" (2.55m x 1.05m) Situated to the rear of the garage having a low flush WC and wash hand basin.

REAR GARDEN Having an extensive block paved seating area adjacent to the house and extending up some steps to the raised lawn area creating a further seating area. Large garden shed and garden tap, mature shrubs 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 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.



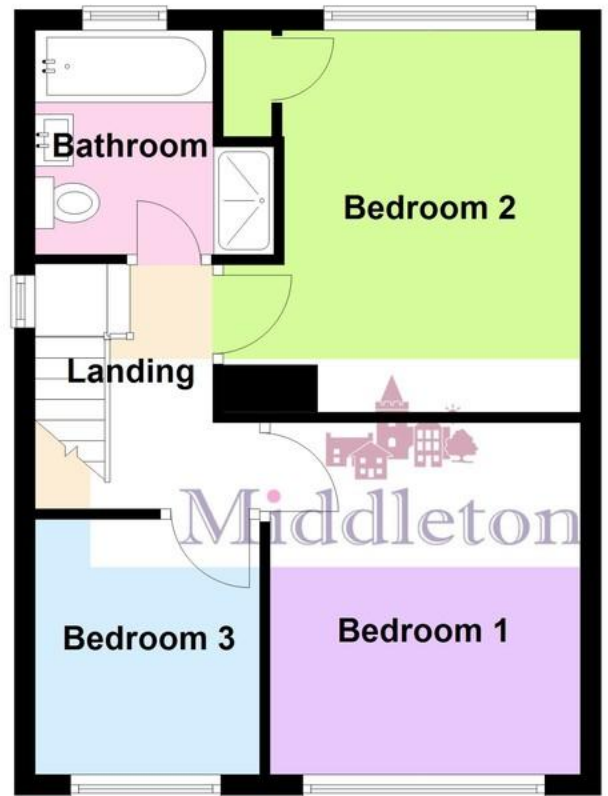




Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.