



NOTTINGHAM ROAD, MELTON MOWBRAY,

Asking Price Of £339,950

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS SHOWER ROOM

GOOD SIZED REAR GARDEN

CLOSE TO THE TOWN CENTRE

PERIOD CHARACTER

UTILITY ROOM

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Having period character throughout this beautifully presented semi-detached house is situated within walking distance of the town centre and local schools.

The accommodation on offer comprises; entrance hall, lounge, dining room, breakfast room, kitchen, utility area and shower room to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.



ENTRANCE HALL Part glazed door into the entrance hall from the porch, having stairs rising to the first floor landing, under stairs storage cupboard, radiator, Parquet flooring and wooden doors off to;

LOUNGE 13' 11" x 15' 6" (4.25m x 4.74m) Having a walk-in bay window to the front aspect, radiator, original cast iron open fireplace with decorative tiling, carpet flooring, period coving and ceiling rose.

DINING ROOM 12' 11" x 12' 10" (3.94m x 3.92m)
Currently in use as a hobby room, having French doors opening onto the rear patio, two windows to the side aspect, original cast iron fireplace with decorative tiling, laminate wood flooring, period coving and ceiling rose.

BREAKFAST ROOM 11' 5" x 5' 10" (3.49m x 1.80m)
Having dual aspect windows, space for a breakfast table, tiled flooring continuing through to the utility room.

KITCHEN 11' 10" x 13' 9" (3.63m x 4.20m) Fitted with a range of contemporary wall, base and drawer units with solid Beech wood work surfaces, butchers block central island, double Belfast sink with flexi-hose tap over, space and plumbing for a dishwasher, housing for an American style fridge freezer and space for a Range cooker with an extractor hood over. Window to the side aspect and tiled flooring.

UTILITY ROOM 7' 11" x 6' 0" (2.42m x 1.85m) Having a full height storage cupboard, work surface with space and plumbing for a washing machine under and space for a tumble dryer above. External door to the patio area, door to the shower room and tiled flooring.

SHOWER ROOM 5' 11" x 7' 3" (1.81m x 2.23m) A great addition for a growing family, comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Heated towel rail, tiled walls and flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having doors off to;

BEDROOM ONE 12' 2" x 15' 7" (3.72m x 4.76m) Having a walk-in bay window to the front aspect with fitted blinds, radiator, fitted triple wardrobe and carpet flooring.

BEDROOM TWO 12' 11" x 13' 3" (3.94m x 4.05m) Having a window to the rear aspect with fitted blind, radiator, fitted wardrobe and carpet flooring.

BEDROOM THREE 7' 5" x 12' 2" (2.28m x 3.72m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 6' 0" x 10' 1" (1.83m x 3.08m) Having a window to the front aspect with fitted blind, radiator and carpet flooring.

BATHROOM 5' 2" x 11' 9" (1.59m x 3.6m) Comprising of a panel bath with shower riser over and glazed shower screen, low flush WC and a pedestal wash hand basin with electric shaver point. Obscure glazed window, part tiled walls, heated towel rail and tiled flooring.

FRONT ASPECT Having ample off road parking to the front, bin storage, storm porch to the front door and side gate to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the house, garden tap and electrical sockets, steps up to a formal lawn with mature shrub border, a further seating area to the top of the garden with raised planters and a garden shed. Original brick wall 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.

TO FOLLOW

01664 566258
www.middletons.uk.com
info@middletons.uk.com

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 are 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.