



SAPCOTE DRIVE, MELTON MOWBRAY

Asking Price Of £269,500

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

DRIVEWAY AND GARAGE

ENSUITE

LOCAL AMENITIES NEARBY

EXTENDED

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended four bedroom semi-detached family home situated to the south side of Melton Mowbray. Within walking distance of local schools and amenities and with a regular bus service to the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and sun room to the ground floor. Four bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from a driveway, carport, garage and both front and rear gardens.



ENTRANCE HALL Having stairs rising to the first floor landing, radiator, tiled flooring and a part glazed wood door through to the lounge.

LOUNGE 13' 5" x 14' 1" (4.11m x 4.30m) Having a window to the front aspect, radiator, under stairs storage cupboard and carpet flooring continuing through the opening into the dining room.

DINING ROOM 10' 8" x 8' 11" (3.26m x 2.73m) Having patio doors opening into the sun room, vertical radiator, carpet flooring and a part glazed wood door into the kitchen.

KITCHEN 7' 4" x 12' 0" (2.26m x 3.68m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for both a washing machine and dish washer, SIA eye level double oven, SIA gas hob and extractor hood over. Window to the side aspect, tiled flooring and opening through to the sun room.

SUN ROOM 10' 3" x 11' 3" (3.13m x 3.44m) A great space to enjoy the garden all year round having patio doors opening onto the patio area, two sky lights, electrical sockets and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with access to the loft space and doors off to;

BEDROOM ONE 13' 5" x 7' 9" (4.1m x 2.38m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

ENSUITE 7' 9" x 7' 4" (2.38m x 2.26m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window and cushioned vinyl flooring.

BEDROOM TWO 12' 10" x 9' 10" (3.92m x 3.01m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 10' 8" x 10' 0" (3.27m x 3.05m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 6' 5" x 9' 10" (1.98m x 3.01m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 3" x 6' 1" (1.93m x 1.87m) Comprising of a panel bath with shower attachment, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls with vanity alcove and cushioned vinyl flooring.

FRONT GARDEN Having a formal lawn and a tarmac driveway providing off road parking and access to the carport and garage. Hot and cold water taps in side the carport.

GARAGE Having an up and over door, water tap, power and lights connected

REAR GARDEN South facing garden having a patio area adjacent to the sun room, steps up to a raised lawn with 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.



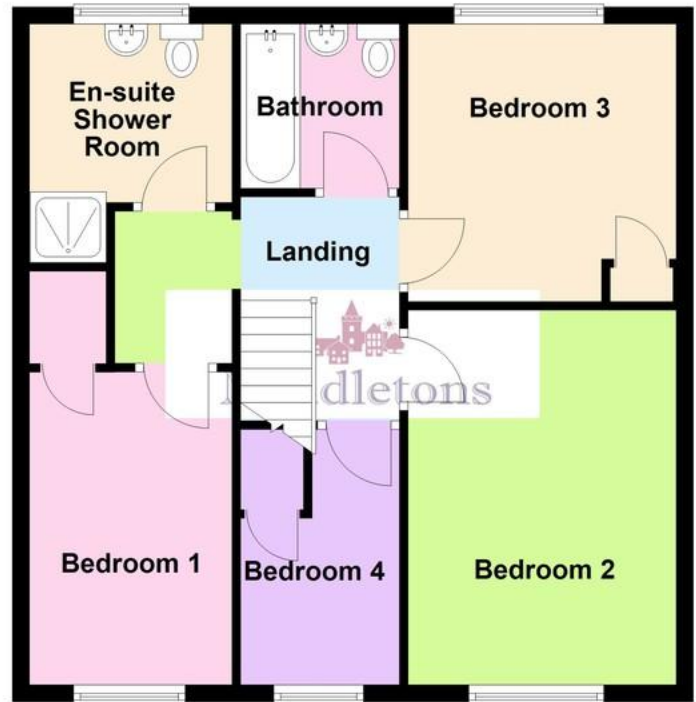




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(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.