



BOWLEY AVENUE, MELTON MOWBRAY

Asking Price Of £315,000

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

DOWNSTAIRS WC

SOUTH FACING GARDEN

LOCAL SCHOOLS NEARBY

AMPLE OFF ROAD PARKING

OPEN-PLAN LIVING KITCHEN

CLOSE TO LOCAL AMENITIES

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented, extended three bedroom semi-detached house situated to the north side of Melton Mowbray on this much sought after residential area. Within close proximity to the Melton Country park, Tesco superstore and the town centre.

The very well appointed accommodation comprises; entrance hall, cloakroom, lounge, dining room and a very spacious open-plan living dining kitchen and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, large garden store and a private, south facing rear garden.

ENTRANCE HALL Storm porch to the part glazed front door opening into the entrance hall. Having stairs rising to the first floor, radiator, fitted shoe storage, wood flooring and part glazed doors off to the lounge and dining room.

CLOAKROOM Under stairs cloakroom comprising of a low flush WC, wash hand basin, radiator, obscure glazed window and tiled flooring.

LOUNGE 10' 11" x 12' 9" (3.35m x 3.91m) Having a walk-in bay window to the front aspect with bespoke fitted shutter blinds, radiator, TV point, Victorian style fireplace with gas fire, carpet flooring and glazed French doors to the dining room.

DINING ROOM 10' 11" x 14' 1" (3.35m x 4.31m) Being open-plan to the living kitchen having a radiator, fitted shelving to both alcoves and wood flooring.

OPEN-PLAN LIVING KITCHEN 17' 6" x 16' 7" (5.35m x 5.06m) This fantastic extension has created a superb family and entertaining space. Having bi-fold doors and four Velux windows allowing plenty of natural light to filter through. The kitchen is fitted with a range of contemporary wall, base and drawer units with wood work surfaces over, central breakfast bar, under counter stainless steel sink with mixer tap over. Integrated fridge freezer, Schott Ceran range cooker with a plate warmer, five ring gas hob and extractor hood over. Inset LED lighting, TV point, wood flooring and valves in place for a radiator if required.

UTILITY ROOM 5' 4" x 6' 10" (1.65m x 2.10m) Having base units with a stainless steel sink and drainer, space and plumbing for both a washing machine and dishwasher, space for a tumble dryer, wall mounted Worcester central heating boiler, window to the side aspect and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a pull down ladder to the attic space with lighting, window to the side aspect with fitted bespoke shutter blind, carpet flooring and doors off to;

BEDROOM ONE 12' 11" x 10' 11" (3.95m x 3.35m) Having a window rear aspect, radiator, TV point, picture rail and carpet flooring.

BEDROOM TWO 12' 11" x 10' 11" (3.96m x 3.35m) Having a walk-in bay window to the front aspect with fitted bespoke shutter blinds, radiator, TV point, picture rails and carpet flooring.

BEDROOM THREE 6' 11" x 7' 4" (2.12m x 2.24m) Having a window to the front aspect with bespoke fitted shutter blinds, radiator, picture rails and carpet flooring.

BATHROOM 6' 3" x 6' 10" (1.91m x 2.09m) Comprising of a panel 'P' shaped bath with shower over and glazed shower screen, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

FRONT ASPECT Having a block paved drive providing ample off road parking, double gates to the side for access to the rear garden.

REAR GARDEN Very private, south facing garden having a raised decked seating area adjacent to the house, block paving, large garden store with double doors to the front, garden tap and electrical sockets. Formal lawn with very well established shrub borders and mature trees, pergola seating area, a further gravelled seating area with raised flower beds and a timber sun house making the most of the sun. 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.

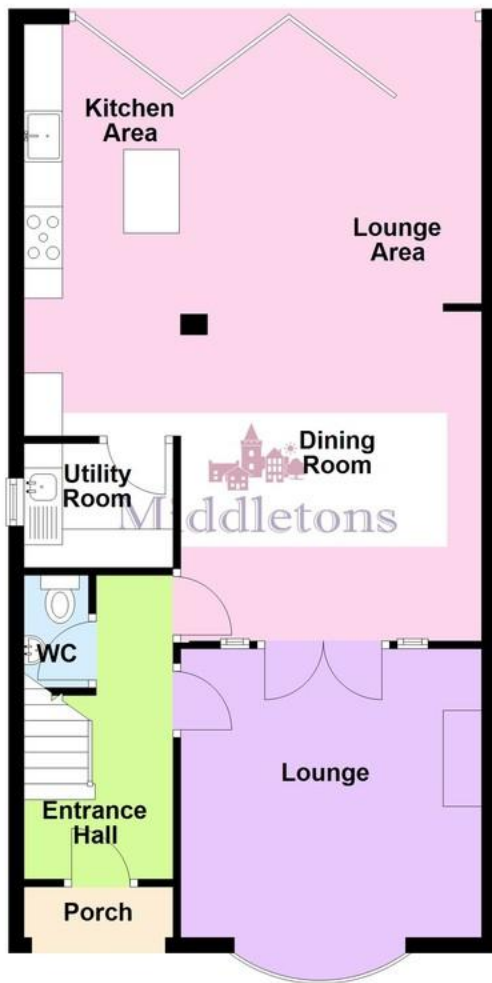
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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 | | 85 |
| (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.