



GREAVES AVENUE, MELTON MOWBRAY

Asking Price Of £230,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

UTILITY ROOM

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

LANDSCAPED GARDENS

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Great first time buy opportunity, three bedroom semi-detached house situated to the west side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, dual aspect lounge, kitchen diner 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, garage and landscaped front and rear gardens.

ENTRANCE HALL Glazed door into the porch with a further glazed door into the entrance hall having stairs rising to the first floor, laminate wood flooring, radiator and doors off to;

LOUNGE 16' 11" x 12' 2" (5.16m x 3.71m) Nicely proportioned dual aspect reception room with fitted blinds, two radiators, feature fireplace with log burning stove on a slate hearth, under stairs storage cupboard and laminate wood flooring.

KITCHEN/DINER 10' 11" x 17' 7" (3.33m x 5.38m) The kitchen area is fitted with a range of modern high gloss wall, base and drawer units with work surfaces over, breakfast bar, pantry, stainless steel sink and drainer unit, dishwasher, washing machine and a freestanding cooker with extractor hood over. Window over looking the garden with fitted blind and an external door to the utility room, vinyl flooring continuing through to the dining area with a window to the front aspect with fitted blind and an under-stairs storage cupboard.

UTILITY ROOM 5' 8" x 11' 8" (1.74m x 3.57m) A handy space fitted with wall, base and drawer units with work surface over, water supply, space for a fridge freezer, vinyl flooring and an external door to the garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, airing cupboard and doors off to;

BEDROOM ONE 11' 1" x 11' 1" (3.4m x 3.38m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 9' 9" x 12' 2" (2.99m x 3.73m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 9' 8" x 7' 6" (2.95m x 2.30m) Having a window to the rear aspect, radiator and vinyl flooring.

BATHROOM 6' 11" x 6' 3" (2.13m x 1.92m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

GARAGE 14' 6" x 10' 2" (4.43m x 3.12m) Timber built garage with up and over door, power and lighting connected and a water tap to the side.

FRONT GARDEN Landscaped for easy maintenance having Indian stone slab pathway and slate beds, log store, coal bunker and security solar light to the front porch. Wood panel fencing to the boundary with gated access to the front and the block paved driveway providing off road parking and secured with a five bar gate to the front.

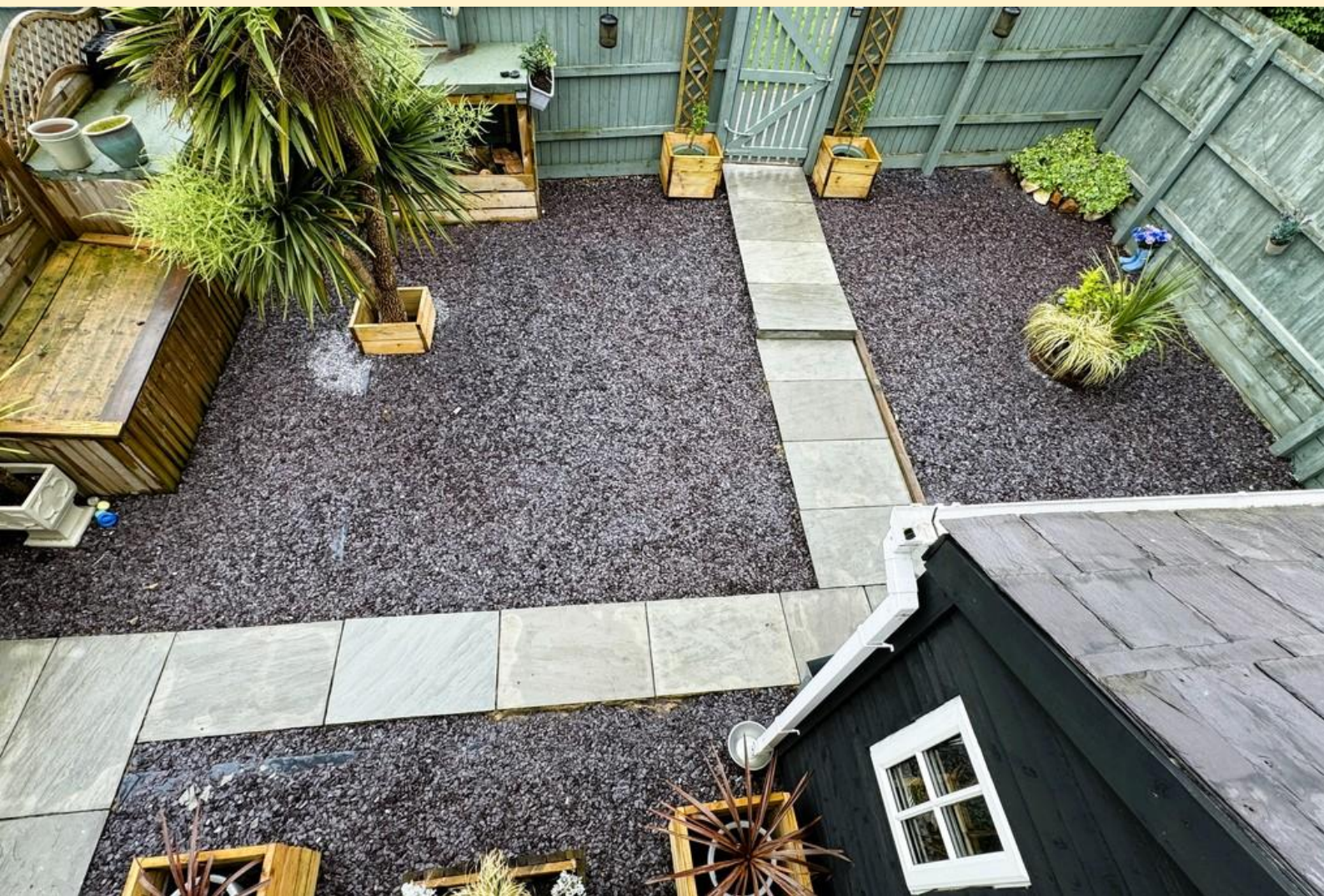
REAR GARDEN A great space for entertaining having a pergola decked seating area adjacent to the house providing shade, raised artificial lawn seating area, garden tap, slate paving and beds, formal lawn, a further decked seating area and garden shed. Wood panel fencing to the boundary.

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.

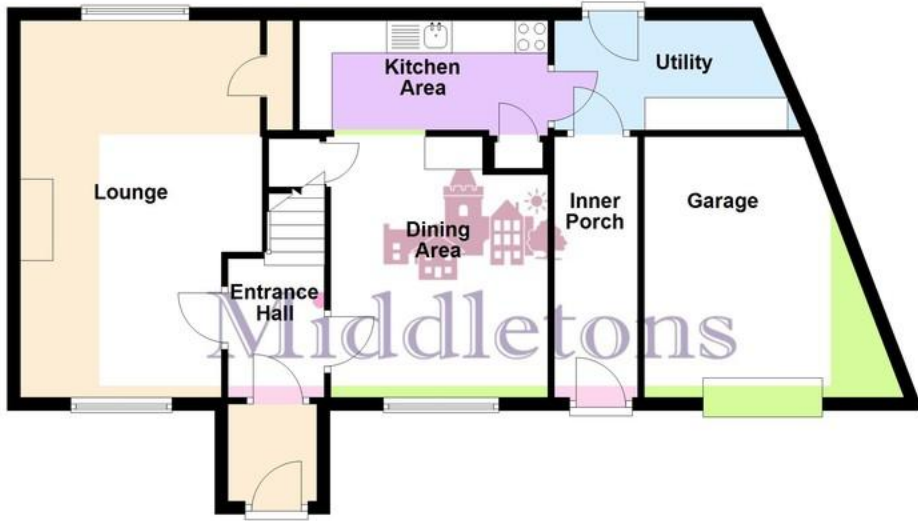
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		82
(69-80) C		
(55-68) D	67	
(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.