



GRANGE DRIVE, MELTON MOWBRAY

Asking Price Of £269,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

LOW MAINTENANCE GARDENS

OPEN-PLAN KITCHEN DINER

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

CORNER PLOT

CLOSE TO LOCAL AMENITIES

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

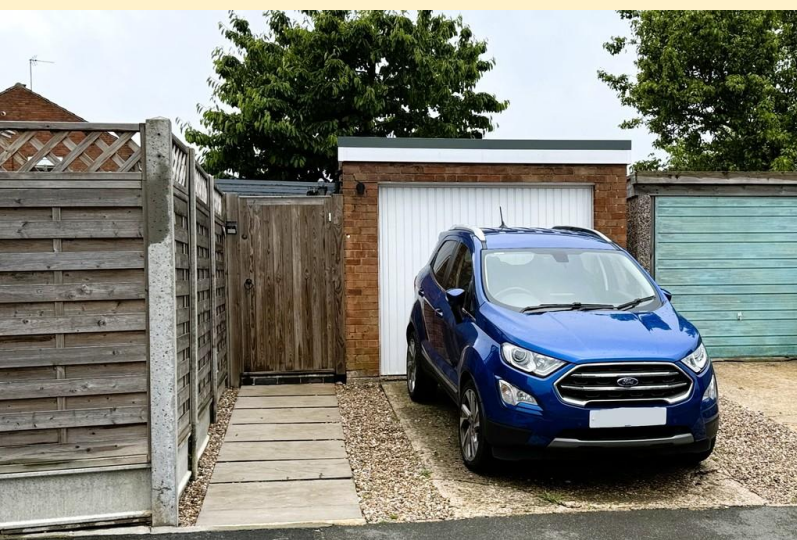
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Great first time buy opportunity, three bedroom semi-detached home situated to the south side of Melton Mowbray within close proximity to local schools and amenities.

The accommodation on offer comprise; entrance porch, lounge, open-plan kitchen diner and conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from both front and rear gardens, off road parking and garage to the rear.



PORCH Composite door into the porch with patio doors into the lounge.

LOUNGE 13' 3" x 16' 9" (4.05m x 5.12m) Having two windows to the front aspect, radiator, feature fireplace with gas fire, Karndean flooring, stairs rising to the first floor and glazed door to the kitchen diner.

KITCHEN/DINER 16' 7" x 11' 4" (5.07m x 3.46m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel Blanco sink and drainer unit, central island breakfast bar, space for a washing machine, integrated dishwasher, space for a free standing cooker with extractor hood over. Window to the side aspect, external door to the rear garden and bi-fold doors to the conservatory making a great space to entertain. Inset LED lighting, radiator and tiled flooring.

CONSERVATORY 9' 11" x 12' 11" (3.03m x 3.95m) A great addition to the property allowing the enjoyment of the garden all year round. Dwarf wall base with double glazed upper construction with fitted blinds. French doors opening out onto the garden, vertical radiator and tiled flooring.

LANDING Taking the stairs from the lounge to the first floor landing having a window to the side aspect, carpet flooring and doors off to;

BEDROOM ONE 13' 5" x 10' 4" (4.09m x 3.15m) Having a window to the front aspect, wardrobe, radiator and carpet flooring.

BEDROOM TWO 10' 9" x 9' 11" (3.29m x 3.03m) Having a window to the rear aspect, wardrobe, radiator, carpet flooring, cupboard housing the central heating boiler and water tank.

BEDROOM THREE 6' 5" x 10' 5" (1.96m x 3.18m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 1" x 6' 0" (1.87m x 1.85m) Comprising of a panel bath with shower over and folding shower screen, close coupled push button WC and vanity unit wash hand basin. Obscure glazed window, radiator and cushioned vinyl flooring.

FRONT GARDEN Laid with slate for easy maintenance with a dwarf wall to the boundary and footpath to the front door.

REAR GARDEN Beautifully landscaped having to small circular lawns within gravel beds, two paved seating areas, one being adjacent to the conservatory and a further seating area with pergola for shade. Raised flower and shrub borders retained with railway sleepers and garden tap. Wood panel fencing to the boundary making the garden private and secure.

GARAGE Having an up and over door, power light and water connected, window personnel door to the rear garden. Space providing off road parking for one vehicle in front of the garage.

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	70	
(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.