



MELBRAY DRIVE, MELTON MOWBRAY

Asking Price Of £259,950

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

GARAGE/STORE

WET ROOM

LOCAL SCHOOLS NEARBY

AMPLE OFF ROAD PARKING

CHAIN FREE

CLOSE TO LOCAL AMENITIES

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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Extended semi-detached three bedroom house situated to the north side of Melton Mowbray. Within walking distance of the John Femeley college and Melton country park.

The accommodation on offer comprises of; entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and a wet room to the first floor. Outside the property benefits from generous off road parking, garage store and a landscaped rear garden.



ENTRANCE HALL Composite glazed door with obscure glazed side panel into the entrance hall with fitted storage cupboard, carpet flooring and door into the lounge.

LOUNGE 16' 3" x 17' 4" (4.96m x 5.3m) Having a window to the front aspect, two radiators, wall mounted gas fire, carpet flooring, stairs rising to the first floor landing and door through to the dining room.

DINING ROOM 8' 4" x 16' 10" (2.55m x 5.15m) A good sized room having ample room for a full size dinner table, patio doors to the rear garden, radiator, carpet flooring and door to the kitchen.

KITCHEN 17' 5" x 8' 2" (5.32m x 2.5m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, plumbing for both a washing machine and dishwasher and space for an undercounter fridge or condenser tumble drier. Integrated eye level Bosch double electric oven and grill, Hotpoint gas hob and extractor over. Window over looking the garden, window and external door to the side, tiled flooring and LED lighting.

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

BEDROOM ONE 13' 1" x 8' 7" (3.99m x 2.62m) Having a window to the rear aspect, radiator, built-in airing cupboard, carpet flooring, Hammonds fitted wardrobes, side cabinet and drawers.

BEDROOM TWO 11' 3" x 9' 10" (3.45m x 3.02m) Having a window to the front aspect, fitted wardrobes, radiator and carpet flooring.

WET ROOM 7' 3" x 9' 1" (2.23m x 2.77m) Fitted with a shower riser with low level shower screen, wall mounted wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, small towel cupboard and LED lighting.

BEDROOM THREE 7' 1" x 8' 8" (2.18m x 2.65m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Pressed concrete driveway providing ample off road parking with a gravel bed with mature shrubs to the side, double gates to the side of the property leading to the garage.

GARAGE/STORE 9' 1" x 19' 9" (2.77m x 6.04m) Detached brick built garage with double doors, power and light connected, consumer unit and personnel door to the garden.

REAR GARDEN Having a raised crazy paved patio area adjacent to the house with steps down to the lawn which is bordered by mature shrubs and trees. Garden tap, gate to the side driveway and 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.

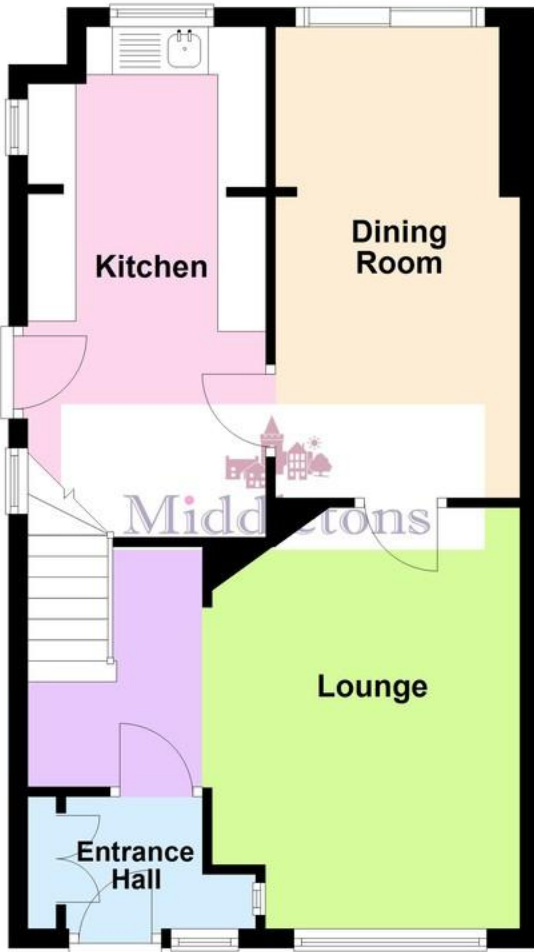
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



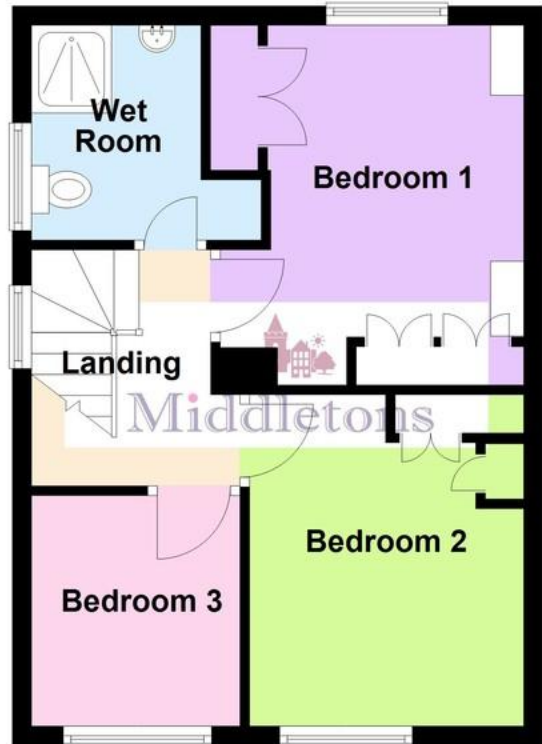




Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.