



LUDLOW DRIVE, MELTON MOWBRAY

£265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

UTILITY ROOM

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

FOUR PIECE BATHROOM

CLOSE TO MELTON COUNTRY PARK

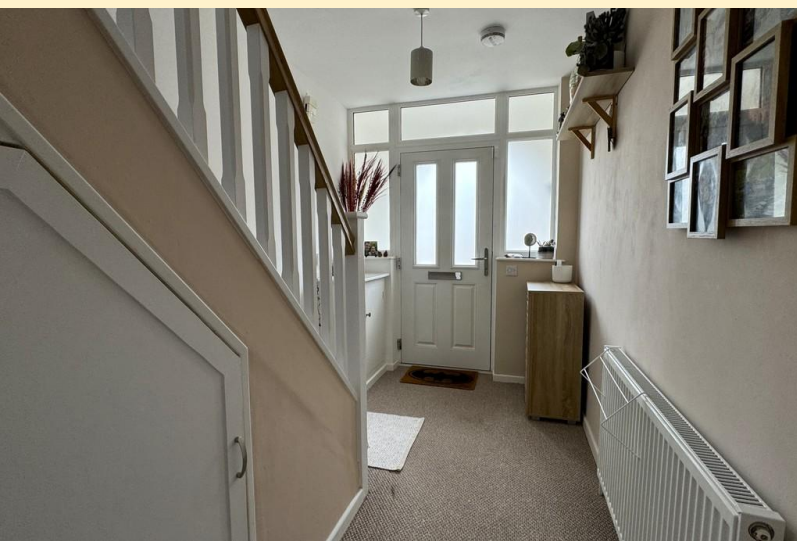
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

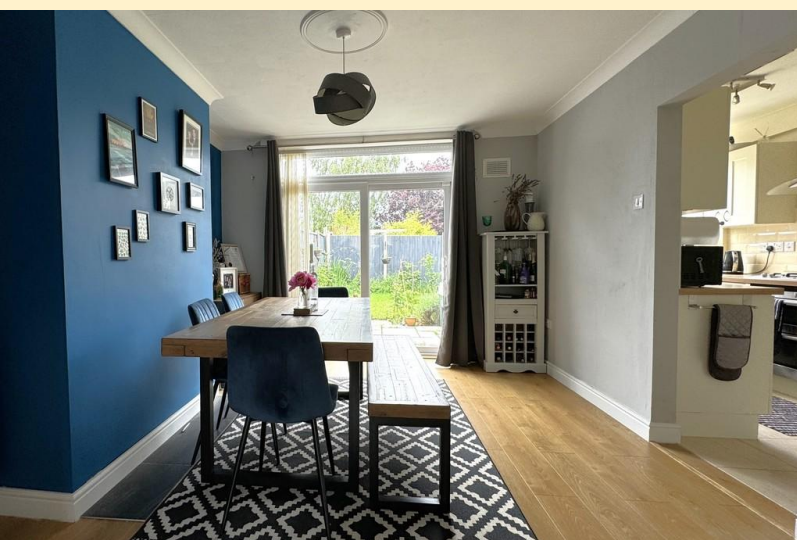
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Situated within a popular residential area to the North side of Melton Mowbray, convenient for Melton Country Park, John Ferneley College close to local amenities. Well placed for commuting to, Nottingham, Newark, Grantham and Leicester

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and utility room to the ground floor. Three bedrooms and a four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



ENTRANCE HALL Part glazed door with obscure glazed panels into the entrance hall having stairs rising to the first floor, under stair storage cupboards, cupboards housing the meters and consumer unit, radiator, carpet flooring and door to the dining room.

DINING ROOM 11' 0" x 14' 1" (3.36m x 4.31m) Having patio doors to the rear garden making a great space to entertain, radiator, laminate wood flooring, openings to both the lounge and kitchen.

LOUNGE 13' 8" x 10' 11" (4.18m x 3.35m) Having a walk-in bow window with fitted blinds to the front aspect, radiator, chimney breast with beam mantle and carpet flooring.

KITCHEN 11' 3" x 6' 4" (3.44m x 1.95m) Fitted with a modern range of wall, base and drawer units with solid wood work surfaces, one and a half stainless steel sink drainer unit. Integrated appliances to include; fridge freezer, double electric oven and grill, Stoves five ring gas hob with extractor hood over. Window over looking the rear garden, part tiled walls, tiled floor, radiator and an external door to the side passage leading to the utility room.

SIDE PASSAGE Side passage having external doors to the front and rear and door to the Utility Room.

UTILITY ROOM Located at the rear of the garage, having a work surface with space and plumbing for a washing machine, space for a tumble dryer, wall mounted central heating boiler, window over looking the garden and a personnel door to the garage.

LANDING Having a window to the side aspect, hatch providing access to the part boarded loft, doors off to;

BEDROOM ONE 14' 4" x 9' 9" (4.38m x 2.98m) A generous double bedroom having a walk-in bow window with fitted blinds to the front aspect, radiator and carpet flooring.

BEDROOM TWO 13' 6" x 11' 1" (4.13m x 3.38m) Another generous double having a window with fitted blinds over looking the rear garden, radiator and carpet flooring.

BATHROOM 6' 4" x 8' 10" (1.94m x 2.71m) Comprising of a panel bath, pedestal wash hand basin, close coupled low flush WC, independent shower cubicle with a 'Mira' shower and a heated towel rail. Obscure glazed window, extractor fan, fully tiled walls and floor.

BEDROOM THREE 7' 10" x 7' 10" (2.39m x 2.41m) Currently used as a home office having a window with fitted blind to the front aspect, radiator and carpet flooring.

FRONT ASPECT Block paved driveway providing ample off road parking, storm porch to the front door, access to the side passage and garage.

GARAGE Having an up and over door, water tap, lighting and a personnel door to the utility room.

REAR GARDEN The rear garden is mainly laid to lawn with flower and shrub borders, patio area with courtesy lighting and outside tap all enclosed by wood panel fencing, electric point.

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.

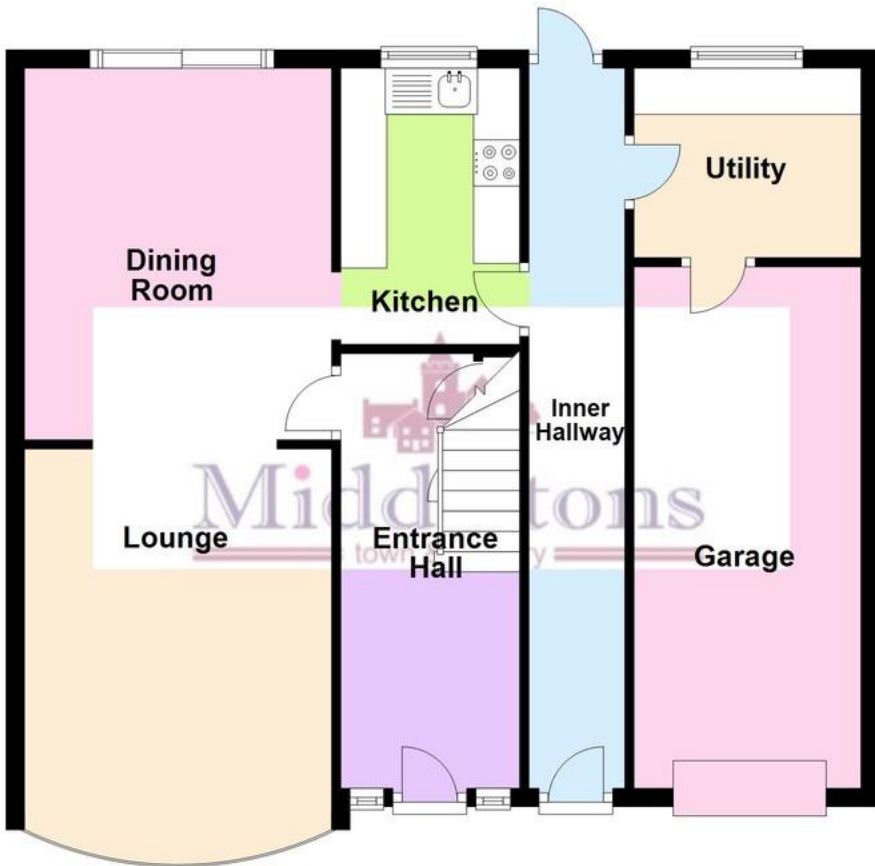
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



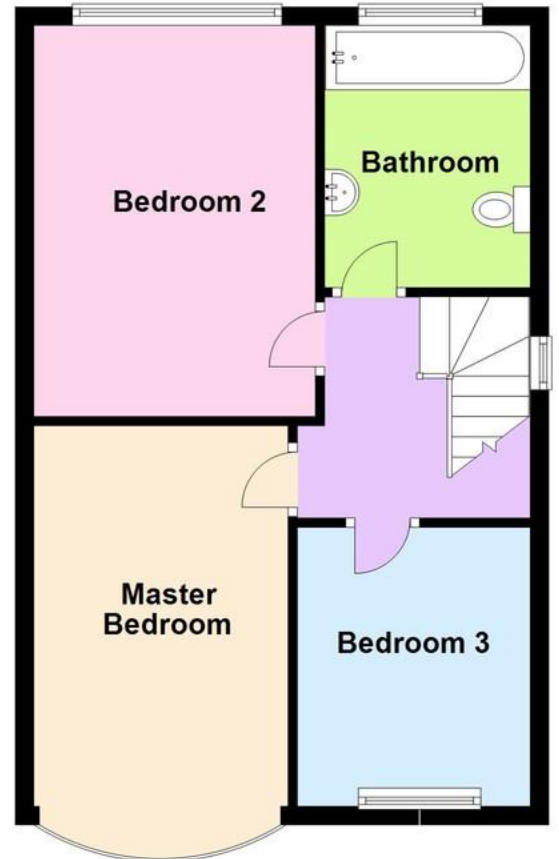




Ground Floor




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		83
(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

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