



GREENHILL CLOSE, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



MID TERRACE HOUSE

GREAT FIRST TIME BUY

CLOSE TO THE MELTON COUNTRY PARK

LOCAL AMENITIES NEARBY

GARAGE

LOW MAINTENANCE GARDENS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Great first time buyer opportunity, three bedroom mid terraced house situated on a quiet close to the north side of Melton Mowbray with close proximity to the Melton Country park and the town centre.

The accommodation on offer comprises; entrance hall, kitchen and lounge diner to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from low maintenance front and rear gardens and a garage located in a block to the rear.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, radiator, laminate wood flooring, opening to the kitchen and door to the lounge diner.

KITCHEN 9' 1" x 12' 0" (2.77m x 3.66m) Fitted with a good range of wall base and drawer units with work surfaces over, breakfast bar, one and a half bowl sink and drainer unit, space and plumbing for a washing machine, Integrated electric oven and gas hob. Window to the front aspect, wall mounted Baxi boiler, space for a freestanding fridge freezer, tiled splash backs and flooring.

LOUNGE/DINER 15' 11" x 15' 4" (4.86m x 4.69m) Having a window and patio doors to the rear garden with fitted vertical blinds, spacious room having ample room for a dining table, radiator and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having an airing cupboard, loft hatch and doors off to;

BEDROOM ONE 9' 2" x 14' 10" (2.8m x 4.54m) Having a window to the rear aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM TWO 9' 1" x 11' 5" (2.79m x 3.49m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 10' 1" x 6' 2" (3.09m x 1.88m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 7" x 6' 3" (1.71m x 1.93m) Comprising of a 'P' shaped bath with a fixed waterfall shower over, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

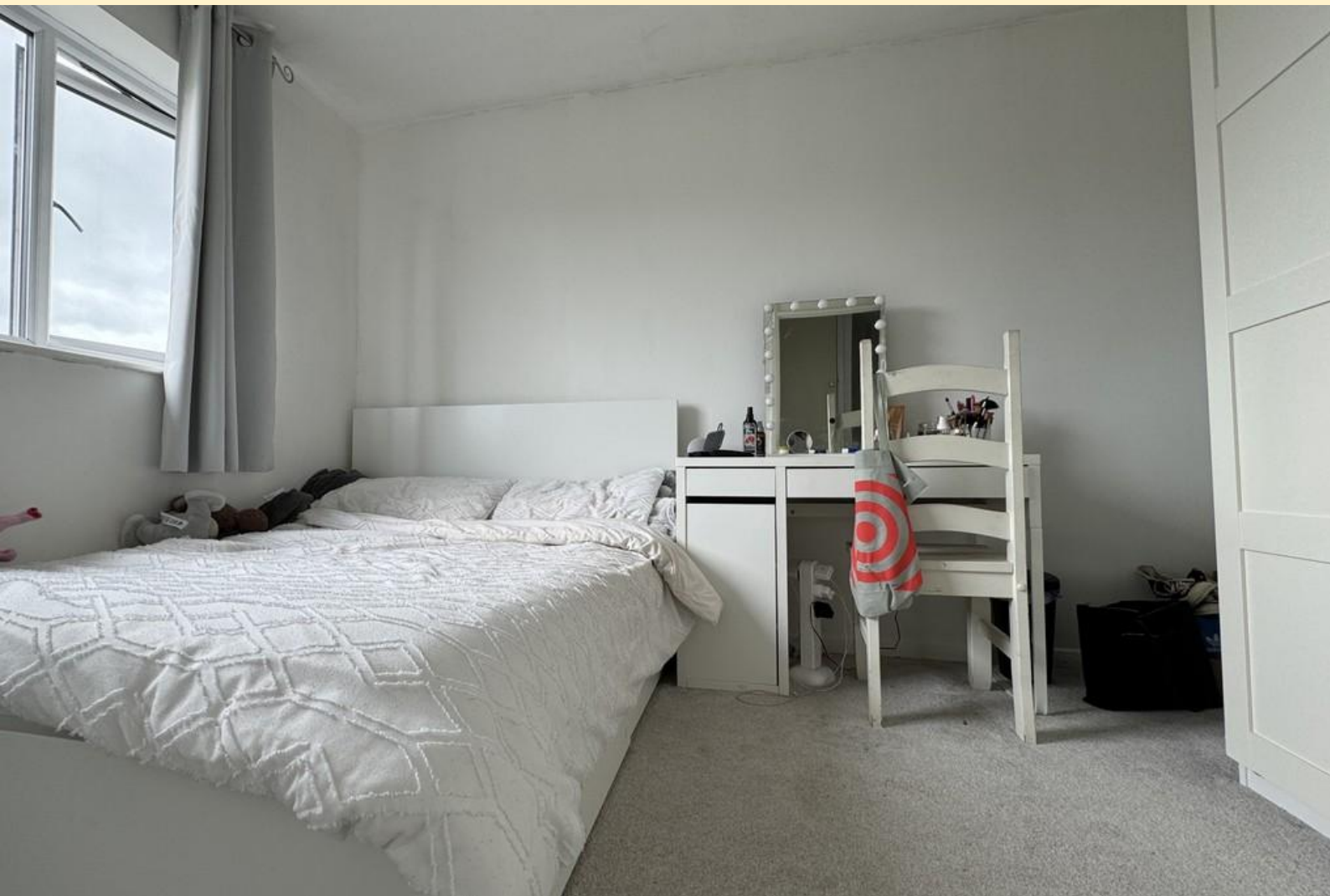
FRONT GARDEN Hard landscaped with a mixture of slate beds and block paving, raised stone planter and mature shrubs to the side.

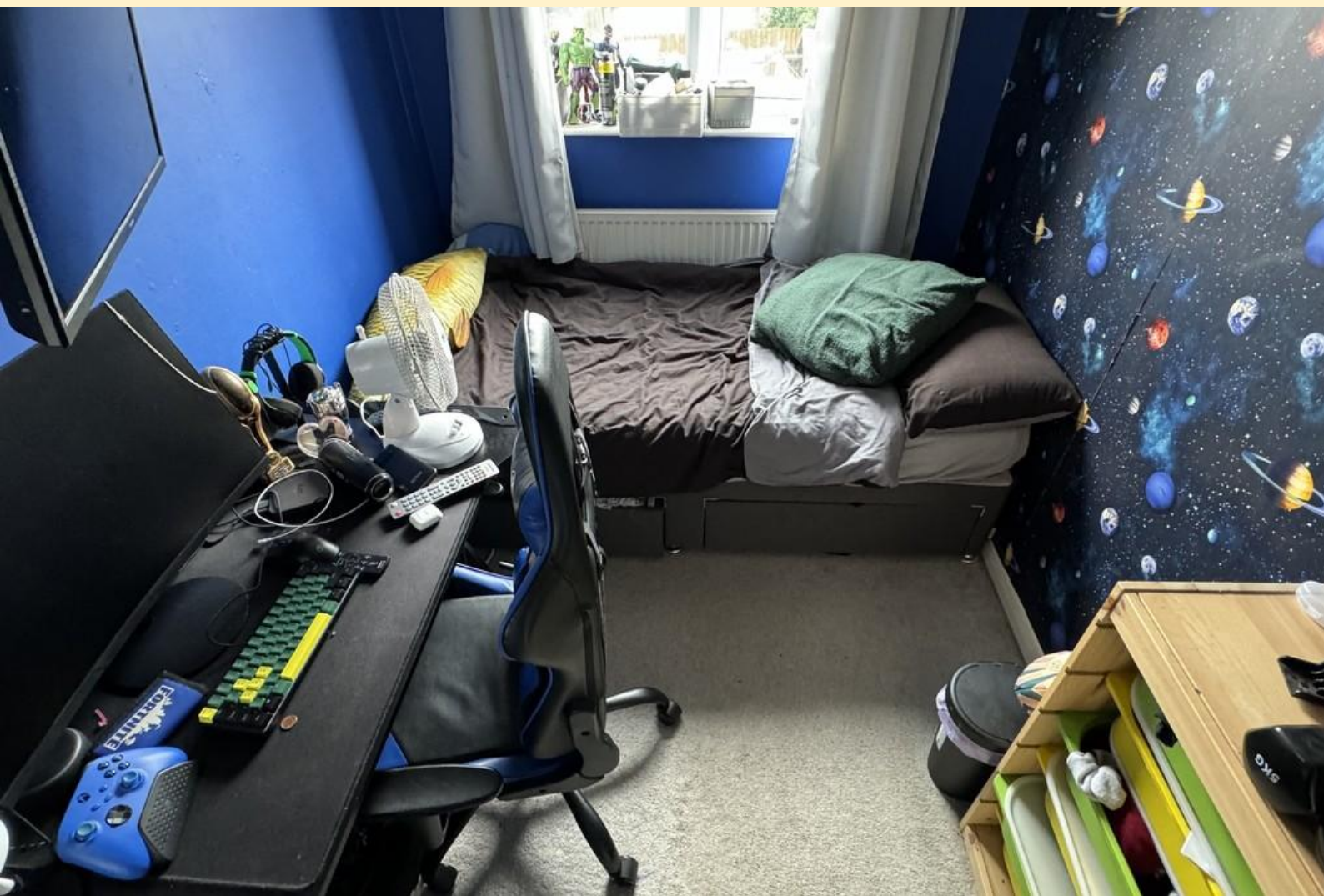
REAR GARDEN Paved garden for easy maintenance, ample room for a summer house, wood panel fencing to the boundary and a gate leading to the garage block at the rear.

GARAGE Located in a block to the rear of the property having an up and over door with lighting.

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.

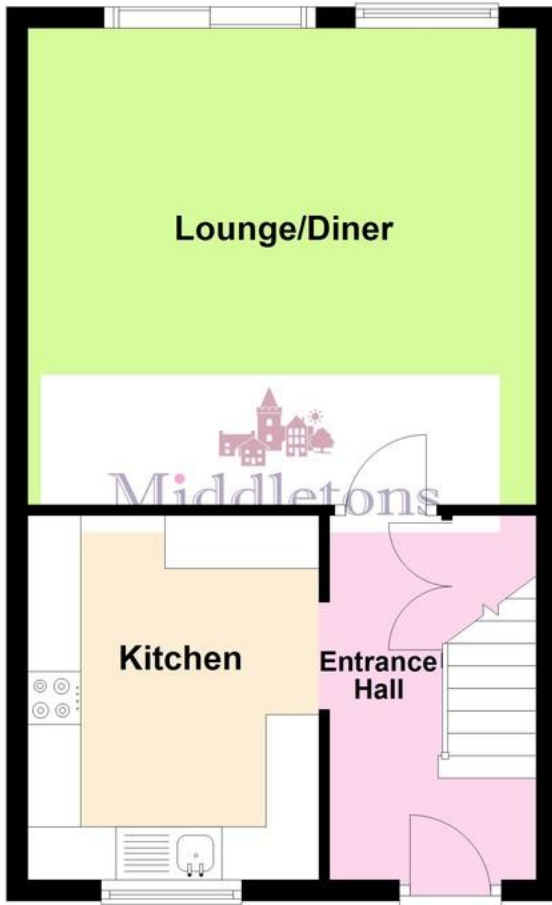
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



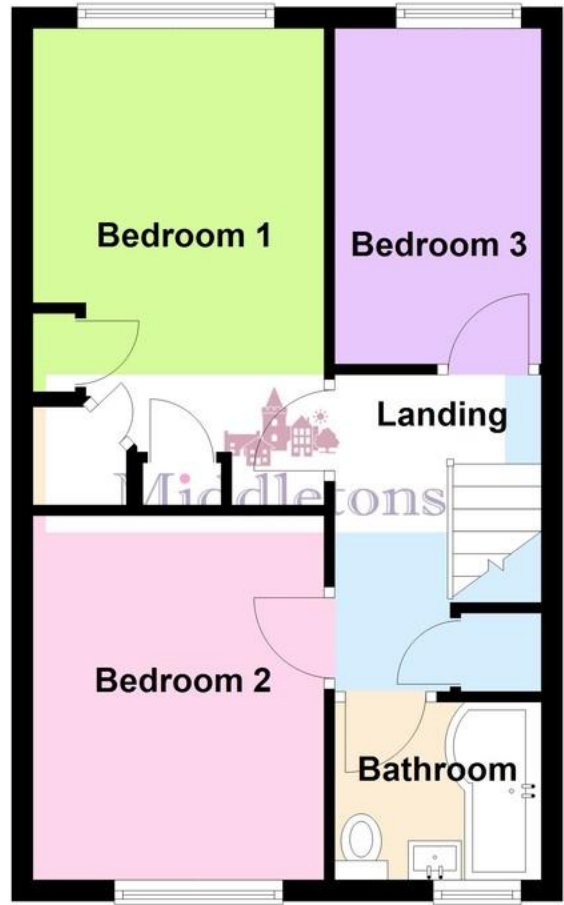




Ground Floor



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+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.