



## BALMORAL ROAD, MELTON MOWBRAY

Offers over Of £240,000

Three Bedrooms

Freehold



**NOW VACANT / NO CHAIN**

**DRIVEWAY AND GARAGE**

**GARDEN ROOM & UTILITY**

**CLOSE TO SHOPS**

**SEMI-DETACHED HOUSE**

**THREE BEDROOMS**

**NORTH SIDE OF MELTON MOWBRAY**

**CLOSE TO MELTON COUNTRY PARK**

**COUNCIL TAX BAND C**

**01664 566258**

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NOW VACANT AND WITH NO CHAIN - Situated within a popular residential area to the North side of Melton Mowbray, convenient for Melton Country Park, John Femeley 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, garden room and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.



**HALLWAY** Enclosed porch, leading to hallway with stairs to first floor, two storage cupboards.

**LOUNGE/DINER** 11' 11" x 16' 11" (3.64m x 5.16m) The through lounge/diner provides a lovely space to entertain or relax. fireplace with surround and hearth, coving to ceiling, TV connectivity, radiator, carpet flooring.

**DINING AREA** 9' 7" x 9' 1" (2.93m x 2.77m)

**KITCHEN** With a range of wall and base units with worktop over, one and half sink and drainer unit with mixer tap over, tiled splashbacks, space and plumbing for a dishwasher unit, integrated oven, hob with extractor over, vinyl flooring.

**GARDEN ROOM** 11' 5" x 8' 7" (3.5m x 2.62m) Currently being used as a play room. This has tiled floor.

**UTILITY ROOM** 8' 8" x 7' 5" (2.66m x 2.28m) Range of base and wall units, stainless steel one and a half sink drainer unit, space and plumbing for a washing machine, tiled walls, double doors leading out to the garden.

**BEDROOM ONE** 14' 4" x 10' 11" (4.37m x 3.33m) Radiator, integrated shelving unit and carpet flooring.

**BEDROOM TWO** 10' 7" x 10' 8" (3.24m x 3.27m) Range of built in wardrobes, carpet flooring, radiator.

**BEDROOM THREE** 7' 10" x 8' 0" (2.4m x 2.46m) Carpet flooring, radiator, dual aspect windows, one of which is a port hole.

**BATHROOM** 5' 0" x 7' 0" (1.53m x 2.15m) Comprising a panelled bath with shower over, wall mounted sink with mixer tap and vanity unit, low level flush WC, chrome heated towel rail, part tiled walls and obscure window.

**TO THE FRONT** To the front of the property, there is a driveway leading to a single garage benefitting from an electric roller door, lawn area, shrub board and wall boundary.

**GARAGE** 17' 10" x 7' 6" (5.45m x 2.30m) Up and over door to front, plus power and light.

**REAR GARDEN** To the rear, there is a secure garden which is mainly laid lawn, brick laid entertaining area, shrub borders and fenced boundaries.

**IMPORTANT INFORMATION** 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.







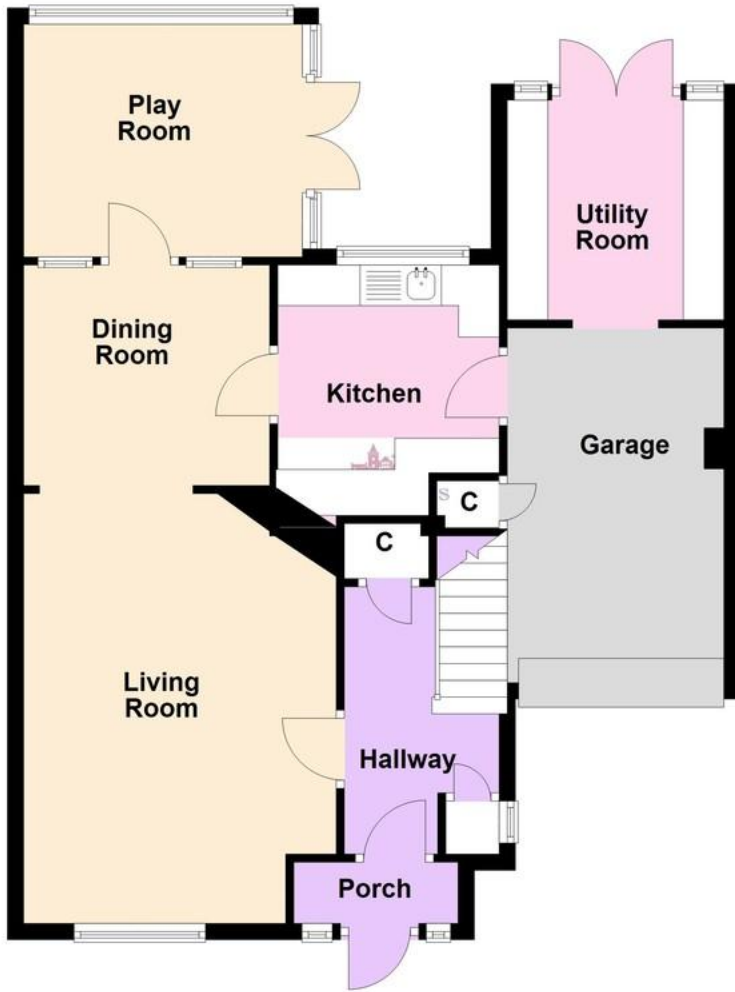








## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.