



HAWTHORN DRIVE, MELTON MOWBRAY

Asking Price Of £239,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CONSERVATORY

LOW MAINTENANCE GARDEN

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

SHOWER ROOM

CLOSE TO LOCAL AMENITIES

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Situated within a popular residential area on quiet cul-de-sac 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, kitchen diner and a conservatory to the ground floor. Three bedrooms and a family shower room to the first floor. Outside the property benefits from off road parking, garage and both front and rear gardens.

ENTRANCE HALL Part glazed door into the entrance hall, having stairs rising to the first floor landing, radiator, carpet flooring and door to the lounge.

LOUNGE 12' 8" x 10' 8" (3.88m x 3.27m) Nicely proportioned reception room having a window to the front aspect, radiator, TV point, feature fireplace with gas fire, ceiling fan, carpet flooring and door to the kitchen diner.

KITCHEN/DINER 9' 9" x 16' 3" (2.98m x 4.96m) Open-plan kitchen diner having ample room for a table and chairs. The kitchen is fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer unit and tiled splash backs. Integrated appliance's comprise of a Bosch electric oven and gas hob, plumbing for a washing machine and space for an under-counter fridge. Window over looking the rear garden, built-in storage cupboard, tiled flooring and patio doors to the conservatory and external door to the driveway.

CONSERVATORY A great addition to the house having French doors to the patio, radiator and vinyl flooring.

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

BEDROOM ONE 11' 1" x 9' 5" (3.38m x 2.89m) Having a window to the front aspect, radiator, ceiling fan and carpet flooring.

BEDROOM TWO 8' 6" x 11' 10" (2.60m x 3.63m) Having a window to the rear aspect, radiator, ceiling fan, TV point and carpet flooring.

BEDROOM THREE 5' 10" x 8' 4" (1.79m x 2.55m) Having a window to the front aspect, radiator and carpet flooring.

SHOWER ROOM 6' 9" x 6' 2" (2.07m x 1.89m) Contemporary shower room comprising of a walk-in shower units with electric shower riser, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and vinyl flooring.

FRONT ASPECT Laid with slate to the front for low maintenance, tarmac driveway to the side providing off road parking and leading to the garage.

GARAGE Having an up and over door, power and light connected, personnel door to the side.

REAR GARDEN Predominately paved for low maintenance with borders for planting, mature trees, wood panel fencing and gated access to the driveway.

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.



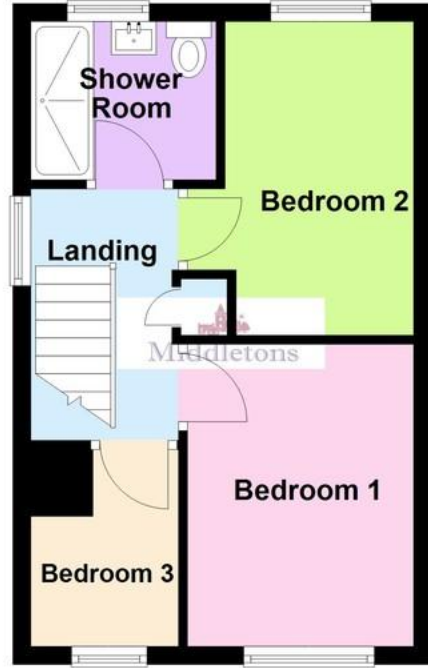




Ground Floor



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		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.