ASFORDBY ROAD, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold

SEMI-DETACHED HOUSE

LARGE GARDENS

THREE DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

CHARACTER PROPERTY

CLOSE TO LOCAL AMENITIES

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com

Character three bedroom semi-detached house situated on a sizeable plot to the west side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three double bedrooms, WC and a family bathroom to the first floor. Outside the property benefits from both front and rear gardens, garage and generous off road parking.

ENTRANCE HALL Glazed French doors into the porch with a wood glazed door into the entrance hall, Stairs rising to the first floor, under stairs storage cupboard, radiator, vinyl flooring and doors off to;

LOUNGE 11' 10" x 13' 6" (3.62m x 4.13m) Having a walk-in bay window to the front aspect, radiator, feature fireplace with a gas fire and carpet flooring.

DINING ROOM 10' 11" x 12' 2" (3.33m x 3.72m) Having French doors to the rear garden making a great space to entertain, radiator, feature fireplace, shelving to the alcoves and vinyl flooring.

KITCHEN 8' 10" x 7' 3" (2.7m x 2.22m) Fitted with a modern range of wall, base and drawer units with work surfaces over, ceramic sink and drainer, space and plumbing for a washing machine. Integrated Samsung electric oven and grill and a Samsung induction hob with extractor over. Window to the side aspect, walk-in pantry with ample room to house a fridge freezer, wall cabinet housing the Baxi central heating boiler (4 years old) vinyl flooring and an external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft hatch, carpet flooring and doors off to;

BEDROOM ONE 10' 2" x 14' 7" (3.11m x 4.47m) Sizeable double room, having a walk-in bay window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 11" x 11' 1" (3.65m x 3.4m) Another good sized double room having a window to the rear aspect, radiator, built-in storage and carpet flooring.

BEDROOM THREE 9' 8" x 8' 0" (2.95m x 2.44m) Small double room having a window to the front aspect, radiator, over stairs storage with shelving and carpet flooring.

WC 3' 10" x 2' 5" (1.19m x 0.76m) Close coupled WC, obscure glazed window, part tiled walls and vinyl flooring.

BATHROOM 5' 5" x 6' 5" (1.66m x 1.97m) Comprising of a panel bath with shower attachment, pedestal wash hand basin, radiator, part tiled walls and an obscure glazed window.

FRONT GARDEN Having wood panel fencing and mature shrubs to the front, formal lawn, concrete driveway leading to the garage and a gate giving access to the rear garden.

GARAGE 16' 3" x 7' 7" (4.97m x 2.32m) Having double doors to the front, power and light connected.

REAR GARDEN Having a seating area adjacent to the house, formal lawn with mature shrubs and trees to the border, 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.
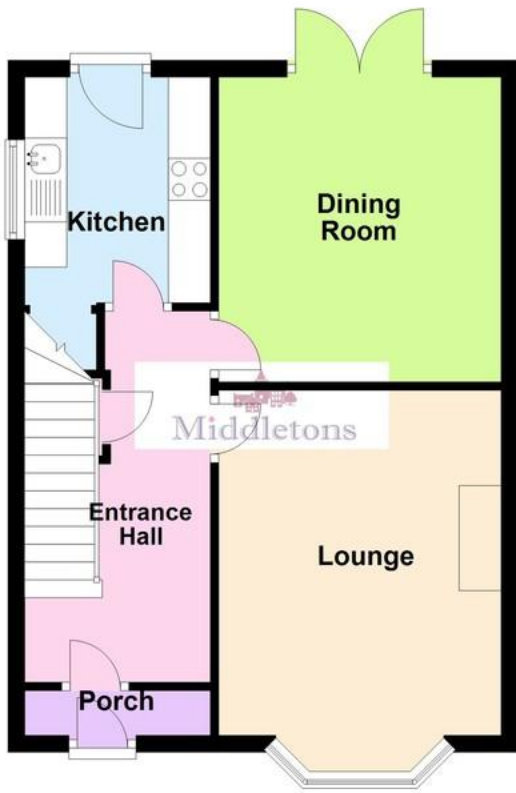
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.
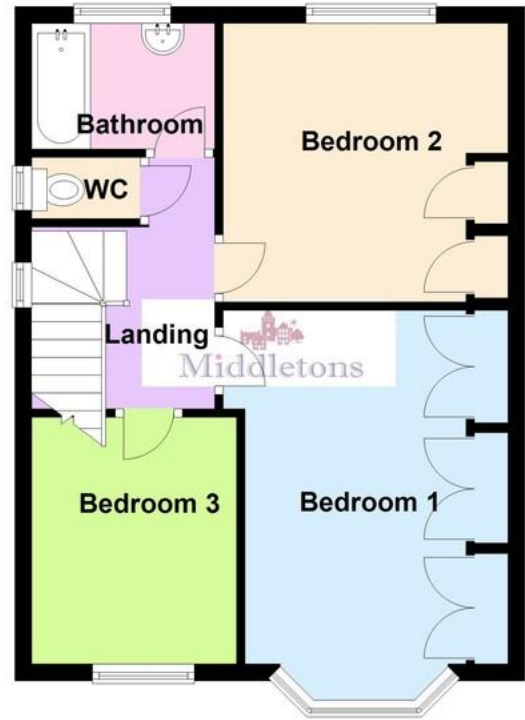
Ground Floor

Kitchen

Dining Room

Entrance Hall

Lounge

Porch

First Floor

Bathroom

WC

Bedroom 2

Landing

Bedroom 3

Bedroom 1

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