



PALMERSTON ROAD, MELTON MOWBRAY

Asking Price Of £399,950

Three Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

THREE BEDROOMS

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Extended three bedroom detached house occupying a generous south facing plot. Situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Mary's primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

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

ENTRANCE HALL Part glazed composite door into the entrance hall, having stairs rising to the first floor landing, under stairs storage cupboard, coir matting, radiator, commercial grade laminate wood flooring and oak cottage style doors off to;

LOUNGE 12' 11" x 13' 11" (3.96m x 4.26m) Having a window to the front aspect, radiator, chimney breast with a wood-burning Aga multi-fuel stove on a brick hearth, wall lights and carpet flooring.

DINING ROOM 12' 1" x 12' 11" (3.69m x 3.95m) Currently used as a sitting room having french doors opening out onto the patio, radiator, LED dimmer lights and commercial grade laminate wood flooring.

BREAKFAST ROOM 8' 9" x 9' 5" (2.68m x 2.89m) Open-plan to the kitchen having a window to the rear aspect, ample room for a dining table, radiator and commercial grade laminate wood flooring continuing through to the kitchen.

KITCHEN 10' 5" x 12' 5" (3.2m x 3.8m) Fitted with a good range of modern wall, base and drawer units with walnut work surfaces over, ceramic sink and drainer unit and tiled splash backs. Integrated appliances to include; Neff dishwasher, fridge freezer, double oven and electric hob with extractor over. Window overlooking the rear garden and LED lighting. Door to the inner hallway giving access to the utility room, WC and an external door to the garden.

UTILITY ROOM 7' 10" x 8' 11" (2.41m x 2.72m) Fitted with a modern range of wall and base units with work surfaces over, belfast sink, space and plumbing for a washing machine, space for a tumble dryer and under counter fridge. LED lighting, radiator and commercial grade laminate wood flooring.

WC 2' 11" x 4' 11" (0.91m x 1.52m) Comprising of a low flush WC, heated towel rail, obscure glazed window and commercial grade laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor generous sized landing which has a window to the side aspect, airing cupboard, a hatch providing access to a good sized and part boarded loft with power and light and a pull down loft ladder.

BEDROOM ONE 13' 6" x 12' 3" (4.13m x 3.75m) Having a window over looking the rear garden, cupboard with light, radiator, TV aerial point, dimmer switch and carpet flooring.

BEDROOM TWO 12' 11" x 11' 10" (3.95m x 3.63m) Having a window to the front aspect, radiator, TV aerial point and carpet flooring.

BEDROOM THREE 8' 11" x 9' 7" (2.74m x 2.94m) A generous single bedroom having a window to the front aspect, radiator, TV aerial point and carpet flooring.

BATHROOM 6' 4" x 11' 6" (1.94m x 3.52m) Comprising of a panel bath, low flush WC, pedestal wash hand basin, shower cubicle and a heated towel rail. Obscure glazed window, LED lighting, part tiled walls and commercial grade laminate wood flooring.

FRONT ASPECT To the front is a gravel drive with a variety of well stocked flower and shrub borders, enclosed by hedgerow, courtesy lighting and side gated access.

GARAGE 16' x 13' 6" (4.88m x 4.11m) Having double doors, power and light connected, mechanics pit, workbench, window and personnel door to the side.

REAR GARDEN Landscaped for low maintenance the south facing rear garden has an extensive porcelain paved patio to the rear and the side benefiting from courtesy lighting, flood lights and garden tap. There is an artificial grassed lawn with a variety of well stocked flowers and shrubs, there is side gated access to the front.

OFFICE 7' 11" x 13' 8" (2.43m x 4.18m) Insulated wooden shed to the side of the property which is used as an office with power, lighting and a TV aerial point.

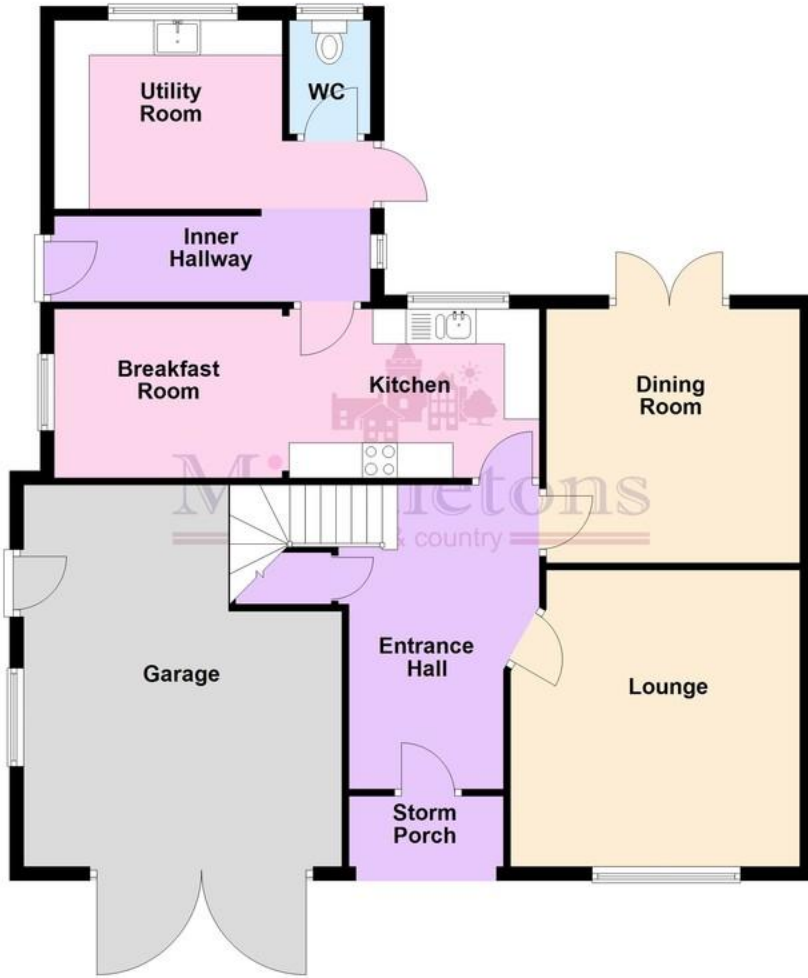
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Ground Floor



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		
(69-80) C		79
(55-68) D	62	
(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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01664 566258

www.middletons.uk.com
info@middletons.uk.com

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