



## QUEENSWAY, MELTON MOWBRAY

Asking Price Of £245,000

Three Bedrooms

Freehold



**SEMI-DETACHED HOUSE**

**DOWNSTAIRS WC**

**GREAT FIRST TIME BUY**

**LOCAL AMENITIES NEARBY**

**OFF ROAD PARKING**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





This beautifully presented three bedroom semi-detached house is located in on the south side of Melton Mowbray, ideally located within walking distance to local amenities and schools.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, snug/home office and an open-plan kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a generous rear garden.

**ENTRANCE HALL** Part glazed front door into the spacious hall, with a staircase ascending to the first-floor landing, tiled flooring, doors leading to study, lounge and cloakroom.

**CLOAKROOM** 4' 8" x 4' 8" (1.43m x 1.44m) Window to the front elevation, wash hand basin, WC and heated towel rail.

**LOUNGE** 11' 4" x 20' 10" (3.47m x 6.36m) Window to the front elevation with fitted blinds and two radiators.

**SNUG/OFFICE** 9' 0" x 11' 1" (2.75m x 3.38m) Window to the side carpet flooring, radiator, two cupboards and a tv point.

**KITCHEN/DINER** 18' 2" x 9' 2" (5.56m x 2.81m) Two windows to the side and rear with fitted blinds, fitted with a range of base and wall units, finished with chrome sockets, sink with drainer, radiator with cover, plumbing for a washing machine, extractor hood, breakfast bar, door to outside.

**LANDING** On the landing you will find a double glazed window to the side elevation and access to the loft.

**BEDROOM ONE** 12' 9" x 11' 6" (3.9m x 3.52m) Window to the rear elevation, carpet flooring, radiator, fitted blinds and TV point.

**BEDROOM TWO** 11' 1" x 9' 0" (3.38m x 2.75m) Window to the rear elevation, two built in wardrobes carpet flooring and a radiator.

**BEDROOM THREE** 7' 9" x 11' 11" (2.37m x 3.65m) Window to the front elevation, built in wardrobes, carpet flooring and a radiator.

**BATHROOM** 4' 9" x 9' 3" (1.46m x 2.83m) Bath with overhead rainfall shower, wash hand basin, WC and a heated towel rail, extractor fan, vinyl flooring and LED lighting.

**FRONT ASPECT** The front of the property is partly laid to lawn with hedging, a driveway and gated access to the side of the property. Beyond this is a large side area ideal for a BBQ or seating which leads to the rear garden beyond.

**REAR GARDEN** Large rear garden mostly laid to lawn with a patio area, garden shed, electric socket, outside tap.

**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.

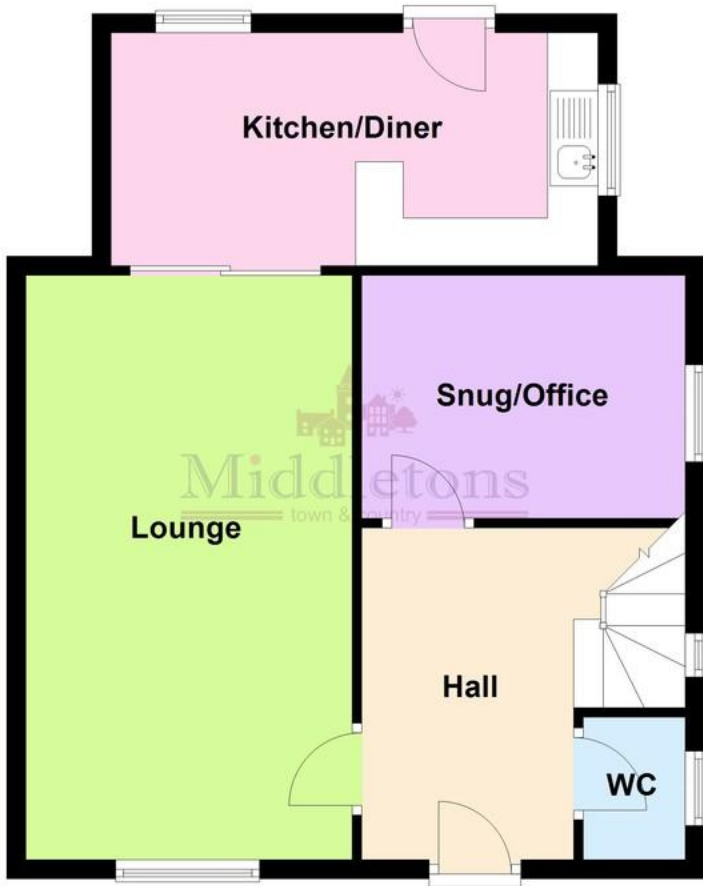
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



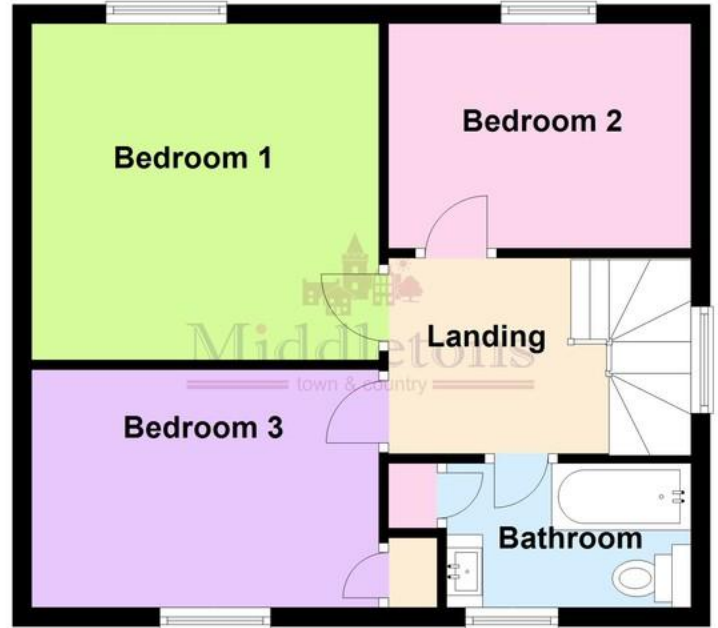




## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	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.