



GREAVES AVENUE, MELTON MOWBRAY

Asking Price Of £265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

LARGE CORNER PLOT

CHAIN FREE

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

LANDSCAPED GARDEN

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no upward chain

Great first time buy opportunity, three bedroom semi-detached house occupying a generous corner plot. Situated 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, dual aspect lounge, kitchen diner and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and both front and rear gardens.

ENTRANCE HALL Composite door into the porch with a further glazed door into the entrance hall having stairs rising to the first floor, laminate wood flooring and doors off to;

LOUNGE 9' 6" x 18' 10" (2.91m x 5.75m) Nicely proportioned dual aspect reception room having a bay window to the front aspect and French doors opening out onto the rear patio, radiator, under stairs storage cupboard, feature fireplace with gas fire and laminate wood flooring.

KITCHEN/DINER 18' 0" x 11' 1" (5.5m x 3.38m) The kitchen is fitted with a range of modern high gloss wall, base and drawer units with work surfaces over, one and a half bowl sink and drainer unit. Integrated appliances to include a Lamona washing machine, fridge, electric oven and gas hob with extractor hood over. Window over looking the garden and an external door to the utility room, laminate wood flooring continuing through to the dining area having a bay window to the front aspect and a wall mounted electric fire.

UTILITY ROOM 16' 10" x 6' 1" (5.15m x 1.86m) A great utility space, tiled flooring, personnel door to the garage and window and external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, airing cupboard housing the Worcester combi boiler and doors off to;

BEDROOM ONE 9' 3" x 12' 3" (2.83m x 3.75m) Having windows to the front aspect, radiator, built-in wardrobe and laminate wood flooring.

BEDROOM TWO 11' 3" x 10' 11" (3.44m x 3.33m) Having windows to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 9' 7" x 7' 4" (2.93m x 2.25m) Having a window to the rear aspect, radiator and laminate wood flooring.

BATHROOM 6' 2" x 8' 5" (1.89m x 2.58m) Comprising of a 'P' shaped panel bath with shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and laminate wood flooring.

FRONT GARDEN Having a wall to the front boundary, tarmac driveway to the garage, paving adjacent to the front of the property and a formal lawn.

GARAGE 9' 9" x 19' 7" (2.98m x 5.99m) Having an up and over door, power and lighting, personnel door to the utility area.

REAR GARDEN Generous patio area adjacent to the property with water tap and electrical sockets, paved pathway with inset lighting leading across the formal lawn to the top of the garden where there is another paved seating area making the most of the days sun.

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.

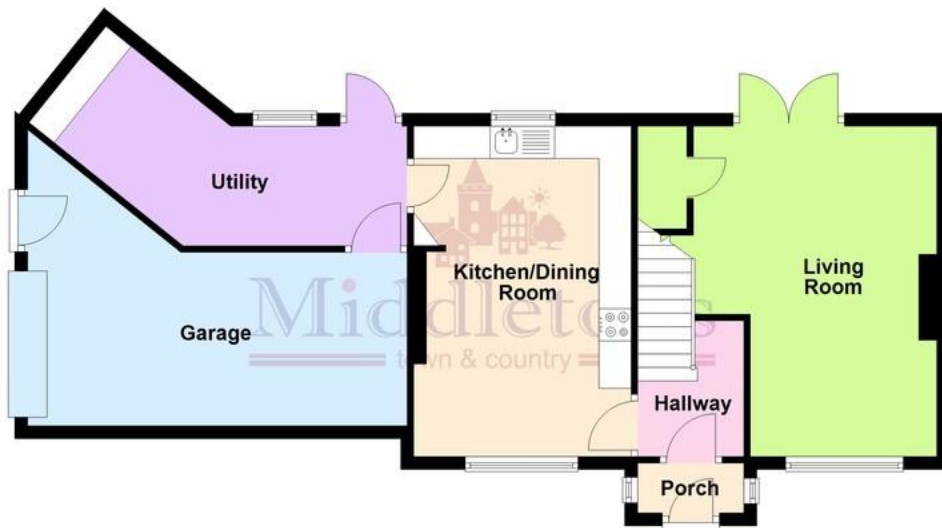
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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.

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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 are 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.